



£200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **C**

## Stafford

Lotus Way  
Stafford Staffordshire



**Ready to make it your own? Welcome to this three-storey gem on Lotus Way! Offering versatile accommodation, this home is perfect for modern living.**

Step inside to find an entrance hallway, guest WC/shower room, and utility room on the ground floor, along with the third bedroom which could be ideal for an independent relative to have their own space. The first floor boasts a spacious living room and a kitchen diner, while the second floor features the master bedroom with an en-suite shower room, another double bedroom, and a family bathroom. Outside, enjoy the convenience of a driveway, single garage, and an enclosed private rear garden. With no chain, this property won't be on the market for long. Don't miss out—book your viewing today!

- Versatile Three Storey Family Home
- Requires Updating But with Great Potential
- Spacious Living Room & Kitchen/Diner
- Guest WC/Shower Room & Utility Room
- Three Bedrooms, En-Suite & Family Bathroom
- Driveway, Garage & Rear Garden

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed entrance door with stairs leading to the first floor, radiator and wood effect laminate floor.

## Guest WC / Shower Room 8' 10" x 2' 4" (2.70m x 0.70m)

Having a white suite comprising of a shower cubicle with fitted mains shower, wash hand basin with chrome tap and close coupled WC. Wood effect laminate floor.

## Utility Room 7' 2" x 6' 1" (2.18m x 1.85m)

Having a range of base level units with fitted work surfaces and a stainless steel sink with chrome tap. Wall mounted gas central heating boiler, radiator, tiled effect floor and double glazed window to the rear elevation.

## Bedroom Three 10' 4" x 8' 7" (3.16m x 2.61m)

Having a radiator and double glazed window to the rear elevation.

## First Floor Landing

With a further staircase rising to the second floor, radiator and double glazed window to the front elevation.



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## **Living Room** 10' 9" x 14' 11" (3.27m x 4.54m)

A good-sized living room having a radiator and two double glazed windows to the rear elevation.

## **Kitchen / Dining Room** 15' 3" x 8' 10" (4.65m x 2.68m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over and dishwasher. Tiled splashbacks, wood effect laminate floor, radiator and double glazed double doors with a Juliet style balcony to the front elevation.

## **Second Floor Landing**

Having a useful storage cupboard and access to loft space.

## **Bedroom One** 12' 6" x 11' 7" (3.82m x 3.52m)

A good-sized main bedroom having two built-in double wardrobes with hanging rail, radiator and double glazed window to the front elevation.

## **Ensuite Shower Room** 6' 6" x 5' 1" (1.99m x 1.56m)

Having a white suite comprising of a shower cubicle with electric shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor, radiator and double glazed window to the front elevation.

## **Bedroom Two** 11' 3" x 8' 3" (3.44m x 2.51m)

A further double bedroom with a radiator and double glazed window to the rear elevation.

## **Family Bathroom** 6' 3" x 6' 5" (1.90m x 1.96m)

Having a white suite comprising of a panelled bath with a glazed screen, chrome mixer tap with a mixer shower over, pedestal wash hand basin with chrome taps and close coupled WC. Part tiled walls, radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached over a block paved drive leading to a tarmac drive providing off-road parking and also leading to:

## **Integral Garage** 16' 3" x 8' 7" (4.95m x 2.62m)

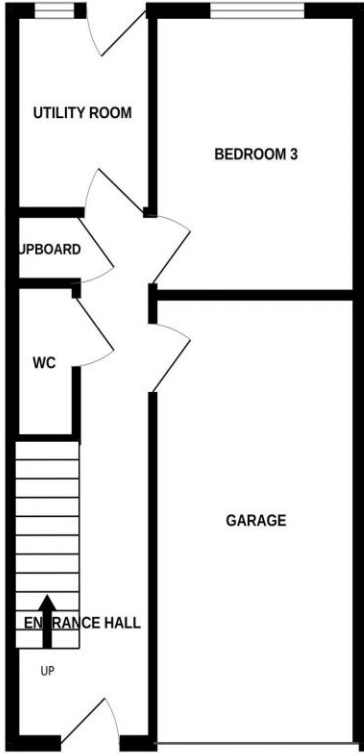
Having an up and over door, power and lighting. There is an internal door leading to the entrance hall and spaces for appliances.

## **Outside - Rear**

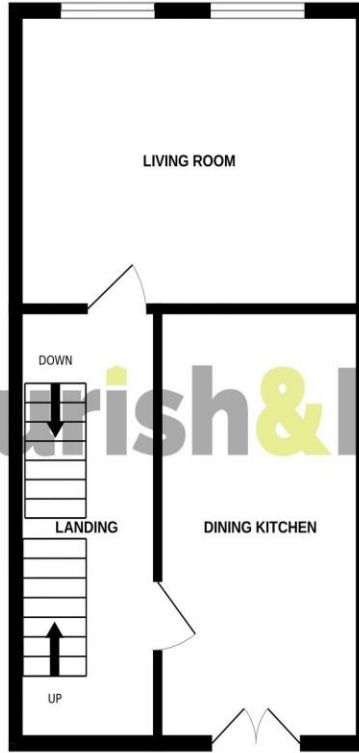
There is a paved seating area with a small brick wall and barbecue area overlooking the remainder of the garden with a barked area leading to a further seating area and the garden is enclosed by panel fencing.



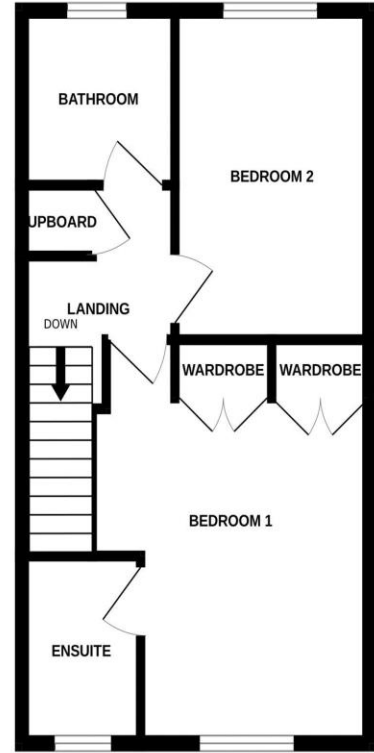
GROUND FLOOR



1ST FLOOR

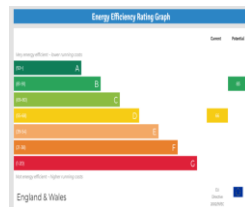


2ND FLOOR



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