



£380,000

KEY TENURE: Freehold

≡ EPC RATING: B

£ COUNCIL TAX BAND: E

Marston Grange Stafford

Dunbar Close Marston Grange
Stafford Staffordshire



****NO CHAIN** - Welcome to this detached 4 bedroom family home at Dunbar Close, ideally positioned on a large corner plot on the highly sought-after Marston Grange estate. This property, with its open, airy rooms and extensive layout, offers more than just size - it's a breath of fresh air in home design.**

A visit is essential to truly appreciate the unique charm and freedom this home offers, making it the perfect forever home. To the ground floor there is a bright entrance hallway, spacious lounge, playroom/dining room, modern fitted dining kitchen, whilst upstairs there is a master bedroom with en-suite shower room, three further well-proportioned bedrooms and a family bathroom. Outside the home boasts a driveway, garage, and an enclosed rear garden. Don't delay and call us to book a viewing on this home.

- **** NO ONWARD CHAIN**** Detached Family Home
- Popular Modern Development Close to Good Commuter Links
- Spacious Lounge & Playroom/Sitting Room
- Open Plan Dining Kitchen, Guest WC
- Four Bedrooms, En-suite & Family Bathroom
- Driveway, Detached 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 Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the First Floor Landing & accommodation, a useful storage cupboard space, wood effect flooring, radiator, and two double glazed windows.

Guest WC 3' 5" x 6' 4" (1.05m x 1.93m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. There is wood effect flooring, radiator, and a double glazed window to the side elevation.

Living Room 5' 0" x 14' 8" (4.56m x 4.48m)

A bright & spacious dual-aspect reception room, having two double glazed windows to the front elevation, and having wood effect flooring, two radiators, and double glazed double doors providing views and access out to the rear garden.

Sitting Room/Play Room 11' 3" x 10' 0" (3.43m x 3.05m)

A second bright reception room, that has wood effect flooring, radiator, and two double glazed windows.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Kitchen & Dining Area 22' 3" x 11' 2" (6.79m x 3.40m)

A large combined kitchen & dining area, featuring a matching range of modern contemporary styled wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap, and a range of integrated/fitted appliances which include; oven, 4-ring gas hob with hood above, dishwasher, fridge/freezer, and washing machine. The room also benefits from having a spacious dining area to accommodate a dining table & chairs, wood effect flooring & recessed ceiling downlighting throughout, a radiator, three double glazed windows, and double glazed double doors, also providing access out to the rear garden.



First Floor Landing

Having a double glazed window to the rear elevation, built-in airing cupboard, radiator, and internal door(s) off, providing access to;

Bedroom One 12' 4" x 11' 3" (3.77m x 3.42m)

A good sized double bedroom, having a built-in double wardrobe, radiator, and two double glazed windows. A further internal door leads through into the En-suite shower room.



En-suite (Bedroom One) 7' 3" x 5' 2" (2.21m x 1.58m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a tiled double shower cubicle housing a mains-fed mixer shower. There is wood effect flooring, a radiator, and double glazed window to the side elevation.

Bedroom Two 14' 11" x 10' 1" (4.55m x 3.07m)

A second double bedroom, having wood effect flooring, a radiator, and two double glazed windows.

Bedroom Three 9' 7" x 10' 0" (2.93m x 3.05m)

A third double bedroom, having two double glazed windows, a radiator, and an access point to the loft space.



Bedroom Four 11' 5" x 8' 11" (3.49m x 2.73m)

A good sized fourth bedroom, having a useful built-in storage space, wood effect flooring, a radiator, and a double glazed window to the front elevation.

Family Bathroom 7' 8" x 6' 4" (2.33m x 1.92m) (maximum measurements)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with a mains-fed mixer shower over. There is tiled flooring, a radiator, and double glazed window to the side elevation.

Outside Front

The property is positioned on a great corner plot, having a lawned garden area to the front with paved pathway leading to the front entrance door, and to the side a double width tarmac driveway providing access to the detached garage. To the side is gated access to the rear garden.

Garage

A detached garage, having an up and over vehicle access door to the front elevation, and a further double glazed pedestrian access door leading to/from the rear garden.

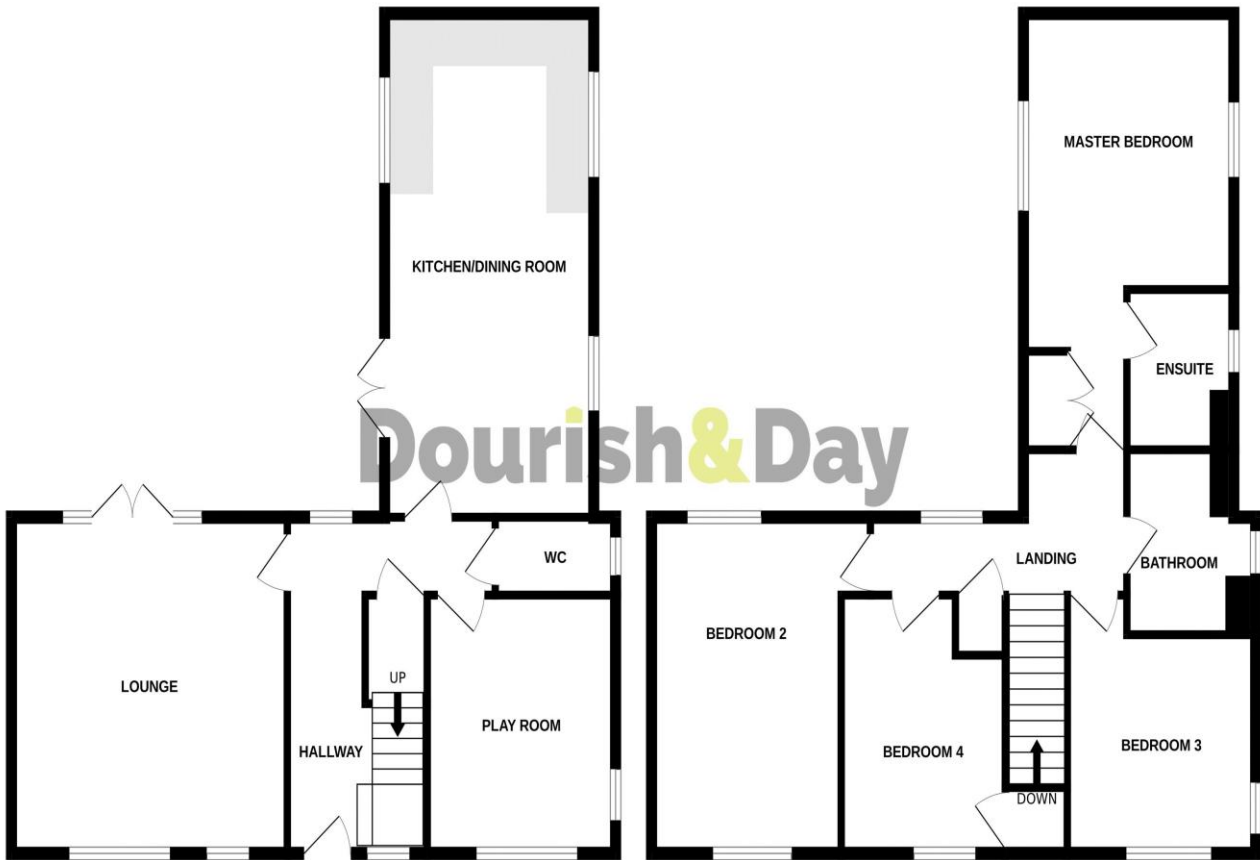
Outside Rear

An enclosed rear garden featuring a large decorative paved outdoor sitting/entertaining area, and a lawned garden.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
		83	92

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk