



£375,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND: D

Stafford

Eccleshall Road
Stafford Staffordshire



Absolutely Stunning! are the only words to describe this beautifully presented and deceptively spacious, four bedroom, 1930's semi detached, family sized home.

This fantastic property is situated in a very well regarded location and enjoys easy access into Stafford Town Centre and only stones throw away from excellent commuter links. Externally the property sits on a large plot, set well back from the road and enjoys a superb, fully landscaped rear garden. Internally the accommodation comprises of an entrance hallway, spacious open plan lounge and dining room, substantial double glazed conservatory, utility/guest W.C and fitted kitchen with granite work tops. To the first and second floors there are four bedrooms, family bathroom and En-suite shower room. Externally the driveway provides parking for numerous vehicles, secure double gates lead to a detached garage, stunning landscaped rear garden and a fantastic summer house with power and lighting.

- Superb 4 Bedroom 1930's Semi Detached House
- Large Private, Fully Landscaped Rear Garden
- Open Plan Lounge, Dining Room & Conservatory
- Detached Garage & Spacious Summer House
- Family Bathroom & En-Suite Shower Room

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Storm Porch

Accessed via a double glazed door having the original tiled floor.

Entrance Hallway

Accessed via the original stained glass door. A spacious entrance hallway having a turned staircase leading to the first floor with an under stairs storage cupboard, radiator, feature porthole window to the front elevation.

Open Plan Lounge 14' 4" x 11' 11" (4.38m x 3.64m)

A spacious, light and beautifully presented lounge, with a contemporary style log and pebble effect gas fire set into the chimney breast, original feature coving, radiator and double glazed sliding doors to the large conservatory/dining area. This rooms opens out to the dining room.

Dining Room 13' 9" x 11' 0" (4.20m x 3.35m)

The spacious open plan dining room has a large double glazed walk in bay window to the front elevation, original feature coving and a radiator.



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Kitchen 15' 10" max x 8' 2" (4.83m max x 2.48m)

A superb shaker style kitchen comprising wall mounted units with under cupboard lighting and stunning stargazer granite worktops and drainer with inset FRANKE steel sink unit with a brushed stainless steel contemporary style mixer tap. Matching base units with plumbing and space for a dishwasher, space for a fridge freezer, rangemaster cooker with double stainless steel canopy hood over. Bevelled edge ceramic splash back tiling, ceramic tiled floor, numerous downlights, radiator, two double glazed windows and a double glazed door to the side elevation and glazed double doors to the conservatory which can also be accessed via the lounge.



Conservatory 16' 5" x 10' 5" (5.01m x 3.18m)

A spacious double glazed conservatory having wooden effect laminate flooring, two radiators, double glazed windows and double doors leading out to the private substantial landscaped rear garden and block paved seating area.



Utility/Guest WC 10' 2" x 3' 6" (3.11m x 1.07m)

Having a worktop, plumbing and space for appliances, contemporary rectangular style wash hand basin with chrome mixer tap with contemporary style storage units under. Low level WC with concealed cistern, towel radiator, tiled floor, splash back tiling and a double glazed window to the side elevation.



First Floor Landing

Having an airing cupboard, a radiator and a double glazed window to the front elevation.

Bedroom One 13' 9" into bay x 14' 5" into robes " (4.19m into bay x 4.39m into robes)

Having a range of double height double fitted wardrobes. Two radiators and a large double glazed bay window to the front elevation.

Bedroom Three 14' 4" x 7' 10" (4.37m x 2.38m)

Having built in wardrobes/storage cupboard with mirrored sliding doors, a radiator and a double glazed window to the rear elevation overlooking the large landscaped rear garden.

Bedroom Four 8' 2" x 6' 0" (2.50m x 1.82m)

With a built in wardrobe with a mirrored sliding door, a radiator and a double glazed window to the rear elevation.





Family Bathroom 9' 7" x 4' 10" (2.93m x 1.47m)

A refitted contemporary style suite comprising a P shaped bath with curved glass shower screen and mains shower over, wash hand basin with contemporary style mixer tap set into a worktop with vanity units under. Enclosed cistern low level WC, towel radiator, tiled floor, ceramic tiled walls, downlights and a double glazed window to the side elevation.

Bedroom Two 16' 10" x 11' 3" (5.14m x 3.42m)

Stairs lead to bedroom two. A substantial loft conversion which could easily be used as bedroom one. Having two large Velux windows with built in blinds to the rear elevation, eaves storage to both sides, radiator and sliding door to wardrobe/storage cupboard. Door to en suite.

En Suite (Bedroom Two)

Comprising of a double ceramic tiled shower cubicle housing a mains shower, wash hand basin with a chrome mixer tap set into a marble effect top with vanity unit under, concealed cistern low level WC, towel radiator,



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tile effect floor, ceramic tiled walls and a double glazed window to the side elevation.

Outside - Front

The property is set back from the road and approached via a tarmac driveway which provides parking for numerous vehicles. Dwarf wall and gravelled garden with a central circular feature patio for ease of maintenance. Secure double gates lead to the large detached brick built garage opening into a truly stunning professionally landscaped private rear garden.

Outside - Rear

Having block paved path and substantial block paved patio. Two artificial grass areas, raised sleeper beds with plants, shrubs and trees, remote controlled lighting and a substantial decked seating area with double doors leading to the log cabin.

Log Cabin 13' 5" x 10' 1" (4.09m x 3.08m)

Having oak flooring, double glazed double doors and windows to the front elevation, double glazed windows to the side elevation, electric and lighting.

Garage 17' 6" x 10' 5" (5.33m x 3.17m)

A spacious brick built garage with, electric, lighting and a PVC door to the side elevation, double glazed window to the side elevation and double doors to the front elevation.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency - higher running costs

England, Scotland & Wales

BY EPC 2008/11/11



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