



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

St. Marys Gate Stafford

Winton Vale St. Marys Gate
Stafford Staffordshire



If you're in the market for a spacious four-bedroom detached family home on a newly built estate, look no further—we have you covered.

Step inside this impressive home and discover an inviting entrance hall, a convenient guest WC, a comfortable living room, a large kitchen/dining room, and a utility room, all located on the ground floor. Upstairs, you'll find four generous double bedrooms, including a master bedroom with an ensuite, as well as a modern family bathroom. Externally, the property boasts a double-width driveway, an integral garage, and a large, well-maintained private rear garden, perfect for family activities and relaxation. This home is ideal for modern family living. That's not all the property is set in a prime location which is a short drive to Stafford's Town Centre which provides of an array of local shops and amenities and a mainline train station. Call us today to arrange your viewing appointment before it's too late!

- Four Bedroom Detached Property
- Living Room & Large Kitchen/Diner & Utility
- Four Spacious Double Bedrooms
- Family Bathroom, Ensuite & Guest WC
- Driveway & Large Private Rear Garden
- Located On A Highly Desirable Estate

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 composite entrance door, and having stairs off, rising to the first floor landing & accommodation, Karndean tiled effect flooring & radiator.

Living Room 15' 0" x 12' 6" (4.58m x 3.82m)

A spacious living room, having a useful under-stairs storage cupboard, a double glazed window to the side elevation, a further double glazed bay window to the front elevation, and two radiators.

Guest WC 5' 3" x 4' 11" (1.60m x 1.49m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap over. The room also benefits from having splashback tiling around the suite area, a storage cupboard, and Karndean tiled effect flooring.

Kitchen & Dining Space 15' 10" x 19' 3" (4.82m x 5.88m)

A spacious & bright room, featuring a modern contemporary styled range of matching wall, base & drawer units with fitted work surfaces over, and incorporating an inset composite granite effect single bowl sink/drainers with chrome mixer tap over, and a range of integrated/built-in appliances which include; eye-level double electric oven/grill, a 6-ring gas hob with extractor hood over, integrated dishwasher, integrated refrigerator & separate freezer. The room also benefits from Karndean flooring throughout, a radiator, and double glazed doors & double glazed panels to each side providing views and access to the rear garden.



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Utility Room 9' 2" x 5' 9" (2.80m x 1.74m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over & spaces beneath for plumbed appliances. The room also benefits from Karndean flooring, a radiator, and a double glazed door to the rear elevation. The utility room also accommodates a wall mounted gas central heating boiler.

First Floor Landing

A spacious landing area with access to the loft space, a built-in cupboard with shelving, a double glazed window to the side elevation, and a radiator.

Bedroom One 12' 1" x 12' 8" (3.69m x 3.87m)

A spacious double bedroom, having fitted double wardrobes, two double glazed windows to both the front & side elevations, a radiator, and further internal door leading into the En-suite.

En-suite (Bedroom One) 7' 6" x 5' 2" (2.28m x 1.58m) maximum measurements

Fitted with a white suite comprising of a shower cubicle with mains-fed shower, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. The room also benefits from having part-tiled walls, Karndean flooring, a towel radiator, and a double glazed window to the front elevation.

Bedroom Two 12' 8" x 13' 5" (3.85m x 4.10m) maximum measurements

A second double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Three 11' 8" x 12' 8" (3.55m x 3.87m) maximum measurements

A third double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Four 11' 10" x 8' 10" (3.60m x 2.68m)

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

Bathroom 6' 1" x 9' 10" (1.86m x 2.99m) 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 chrome mixer tap, and a shower cubicle with mains-fed shower. The room also benefits from having part-tiled walls, Karndean flooring, a towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a double width driveway, providing off-street vehicle parking and access to the garage & main entrance door. To the side is a small lawned garden area with low hedging to the borders, and gated access leads to the rear garden.

Garage 17' 3" x 8' 9" (5.26m x 2.66m)

A single garage, having an electric vehicle charging point to the front with an up and over garage door to the front elevation. The garage also benefits from having both power & lighting installed.

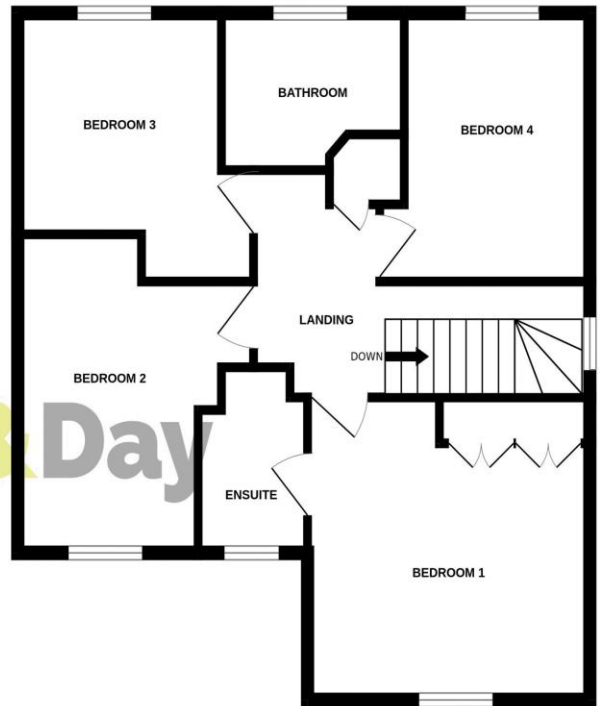
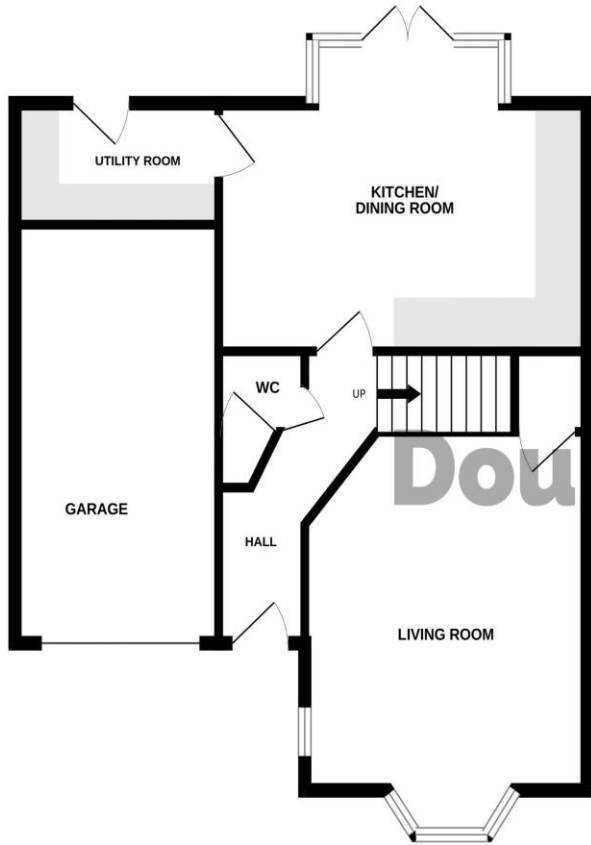
Outside Rear

An enclosed rear garden, featuring a cut Indian stone patio seating/outdoor entertaining area leading onto a manicured lawned garden with steps leading down to a further decked seating area with raised planting beds, decorative gravelled area, external electrical sockets, an external cold water tap supply, and includes a garden shed. The garden is enclosed by panelled fencing.



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating score	(92+)		93
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
		84	

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