



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Kingston Hill Stafford

Lema Way Kingston Hill  
Stafford Staffordshire

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**LOOK NO FURTHER!...** This is a great example of a three-bedroom semi-detached home which hosts many lovely features both inside and out and is sure to be popular with an array of buyers.

This home occupies a lovely plot in a highly desirable cul-de-sac location within close proximity to local amenities, schools, hospital & Stafford Town Centre. Internally the property consists of an entrance hallway, a bright spacious living/dining room and kitchen. Whilst upstairs you will find the three well proportioned bedrooms and the family bathroom. Outside is a real treat to as it has ample off-street parking and garden to the front a single attached garage with electric roller access door and a superb, landscaped rear garden which is perfect for the entire family. This home is likely to attract a lot of interest so to avoid missing out call us today to arrange a viewing!

- Immaculately Presented Semi-Detached Home
- Spacious Living/Dining Room & Kitchen
- Three Well Proportioned Bedrooms & Bathroom
- Driveway & Garage with Electric Roller Access Door
- Landscaped Enclosed Rear Garden
- Desirable & Convenient Location

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 via a double glazed entrance door, having stairs off, rising to the first floor landing & accommodation, radiator, and internal door to:

## Open-Plan Lounge & Dining Room:

**Lounge Area** 14' 5" x 13' 9" (4.39m x 4.18m)

A bright & spacious reception room, having a gas fire set on a marble effect hearth, two radiators, a useful understairs storage cupboard, and a double glazed bay window to the front elevation.

**Dining Area** 9' 0" x 8' 8" (2.75m x 2.65m)

A second good reception area, having a radiator, and double glazed double doors providing views & access to the rear garden.

**Kitchen** 9' 9" x 7' 10" (2.96m x 2.39m)

Fitted with a matching range of wall, base & drawer units, with work surfaces over, and incorporating an inset stainless steel sink with drainer & mixer tap, and having spaces to accommodate a number of kitchen appliances. In addition, there is a wall mounted gas central heating boiler, a double glazed window to the rear elevation, and chrome radiator.



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## First Floor Landing

Having a built-in airing cupboard housing a hot water storage tank, an access point to the loft space, and internal doors off, providing access to all three Bedrooms & Family Bathroom.

## Bedroom One 11' 1" x 9' 9" (3.39m x 2.97m)

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

## Bedroom Two 11' 5" x 10' 1" (3.49m x 3.08m)

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

## Bedroom Three 8' 2" x 6' 10" (2.50m x 2.08m)

A third good sized bedroom, having a double glazed window to the front elevation, and radiator.

## Family Bathroom 5' 6" x 6' 5" (1.67m x 1.96m)

Fitted with a suite comprising of a low-level WC, a pedestal wash basin, and a panelled bath with mixer taps & shower attachment. In addition, there is wood effect flooring, a double glazed window to the rear elevation, and chrome towel radiator.

## Outside Front

The property is approached over a well maintained shaped lawned garden having a driveway which provides off-street parking and extending to the side of the property providing access up to the Garage.

## Garage 17' 5" x 8' 3" (5.31m x 2.51m)

Having an electrically operated roller shutter vehicular access door to the front elevation, a double glazed pedestrian access door to the rear elevation providing access to/from the rear garden, and also benefitting from having both power & lighting installed.

## Outside Rear

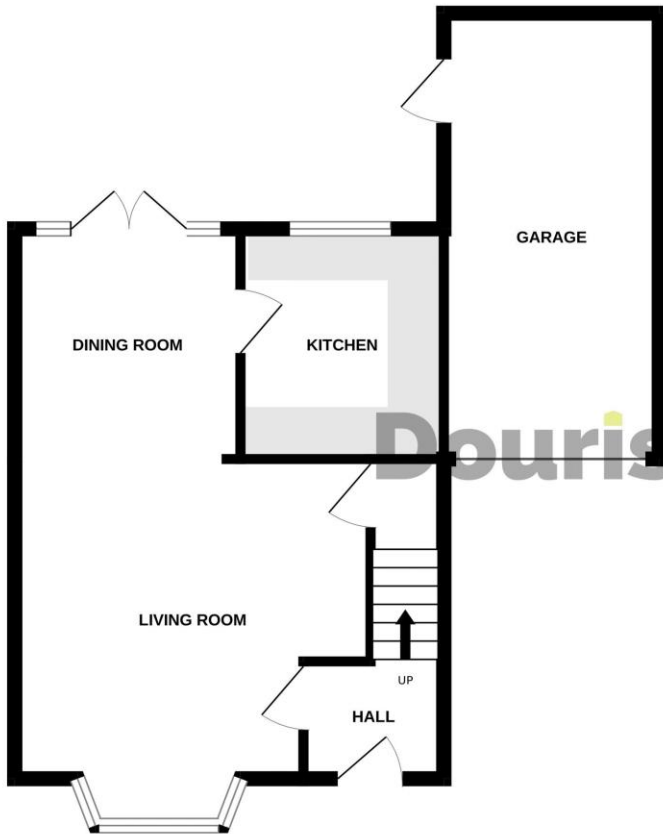
A landscaped, well maintained & enclosed rear garden that features a large paved patio seating/outdoor entertaining area which leads up to a lawned garden area.





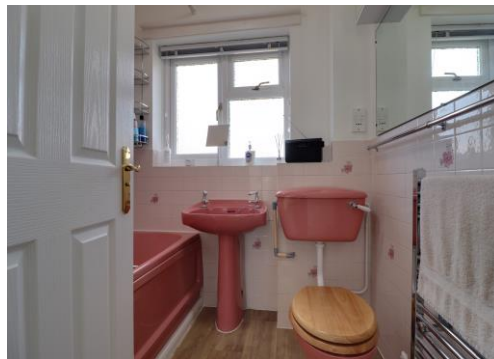
GROUND FLOOR

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 - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		58
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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