



Stafford

St. Georges Parkway
Stafford Staffordshire

£260,000

PARK up and make you WAY to St Georges Parkway because we have a fantastic three storey home for you, located within walking distance of the facilities of the town centre and within walking distance of Stafford mainline railway station. Located on this highly sought after development, this contemporary house offers well laid out accommodation which includes a large kitchen / family / dining room occupying most of the ground floor and having a useful cloakroom. On the first floor you'll find the lounge and bedroom whilst to the second floor are 2 further bedrooms, one with an ensuite and family bathroom. There's also a separate garage and parking space located to the rear of the property and the rear also boasts a pleasant, landscaped garden. Give us a call now to arrange your viewing – these properties are very desirable and is likely to sell quickly!

- Spacious Three Storey Home
- Open Plan Family/Dining/Kitchen To Ground Floor
- First Floor Living Room With Dual Juliet Balconies
- Three bedrooms, En-Suite
- Family Bathroom & Ground Floor Guest WC
- Landscaped Garden & Separate Garage

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

Being accessed through a double glazed entrance door and having a radiator and stairs lead off to the first floor landing.

Guest WC 4' 4" x 5' 5" (1.32m x 1.65m)

Having a white suite comprising of a low level WC and pedestal wash hand basin with mixer tap. Tiled floor, radiator, wall unit housing the gas central heating boiler and double glazed window to the front elevation.

Open Plan Family Dining Kitchen 22' 7" x 14' 6" (6.89m x 4.41m)

A substantial well presented open plan family dining kitchen being modern and in a contemporary style having fitted work surfaces with inset one and a half bowl stainless steel sink/drainers with chrome mixer tap. Range of matching units extending to base and eye level and range of integrated appliances including an oven, four ring gas hob with cooker hood over and a splashback, integrated dishwasher, washing machine, fridge and freezer. Tiled floor, recessed downlights, spacious under stairs storage, two radiators and double glazed French doors giving views and access to the rear garden.

First Floor Landing

Stairs off to the second floor.



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Lounge 12' 9" x 15' 2" (3.89m x 4.62m)

A good sized bright lounge having two double glazed French doors with Juliet style balconies to the rear elevation and two radiators.

Bedroom Three 10' 8" x 13' 0" (3.26m x 3.96m)

A double bedroom having a radiator and two double glazed windows to the front elevation.

Second Floor Landing

Having access to loft space, radiator and airing cupboard.

Bedroom One 10' 11" x 11' 1" (3.34m x 3.369m)

A generous main bedroom having two built-in wardrobes, radiator and two double glazed windows to the front elevation.

Ensuite Shower Room 8' 2" x 4' 3" (2.50m x 1.29m)

Having a white contemporary suite comprising of a walk-in tiled shower cubicle with fitted shower, pedestal wash hand basin with mixer tap and dual flush low level WC. Tiled floor, part tiled walls, electric shaver point, recessed downlights and towel radiator.

Bedroom Two 10' 2" x 8' 8" (3.10m x 2.64m)

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

Family Bathroom 6' 9" x 6' 3" (2.07m x 1.90m)

Being fitted with a modern and contemporary white suite which includes a panelled bath with mixer shower taps, pedestal wash hand basin with chrome mixer tap and dual flush WC. Towel radiator, tiled floor, splashback tiling and double glazed window to the rear elevation.

Outside - Front

Having a gated landscaped front garden with a variety of shrubs and featuring iron railings and a paved path leading to the property.

Outside - Rear

A beautiful landscaped rear garden which includes paved and decked seating areas, shaped lawn and well stocked beds having a variety of plants and shrubs. Rear access gate leads to the coach house where the garage is situated.

Single Garage 17' 11" x 8' 8" (5.45m x 2.65m)

Having up and over door to front and having a tarmac drive which provides designated parking.



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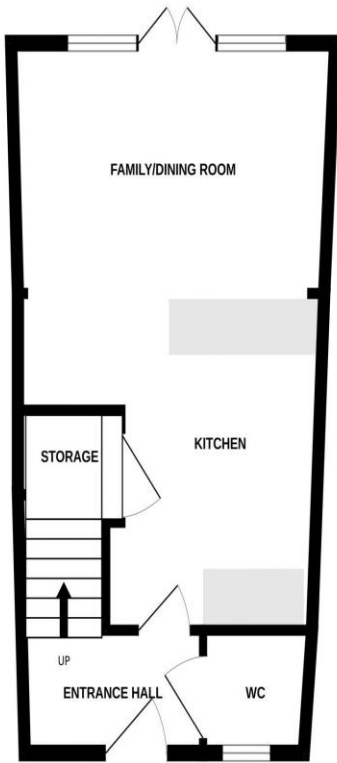
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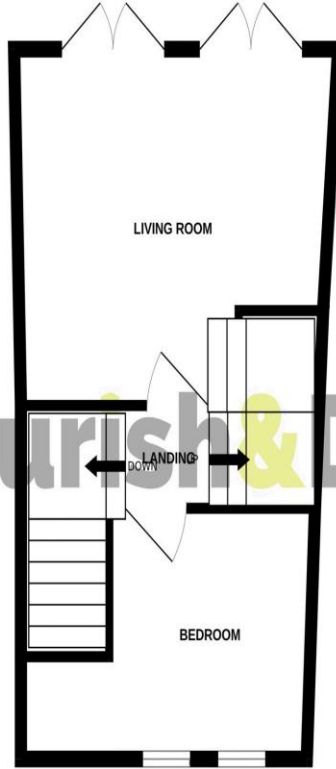
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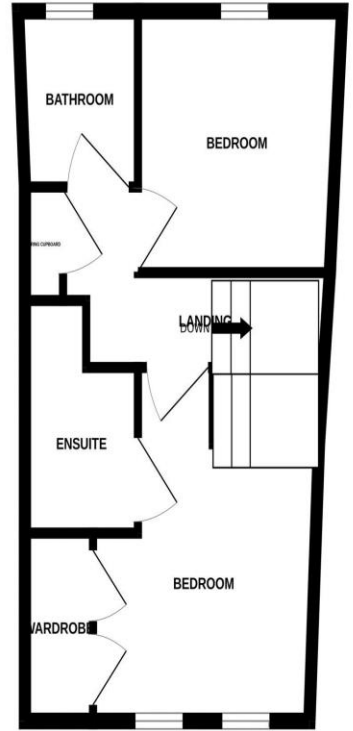
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		61	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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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