



Offers Over £225,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Stafford

Stone Road  
Stafford Staffordshire



***A stone's throw from commuter links and Stafford town centre amenities including great schooling makes this a superb opportunity to purchase a deceptively spacious three bedroom semi detached dormer home. Situated on a corner plot with gardens to three sides, double width driveway, carport and garage.***

Internally the accommodation is versatile and is therefore suitable for families and anyone considering a bungalow. Comprising entrance hall, lounge, kitchen, inner hallway, main bedroom and dining room which could also be a bedroom if preferred and shower room. To the first there is a bedroom with additional large room off which is ideal for a dressing room, nursery or study. As you can see this fits the need for many a buyer so is bound to be popular.

- Semi Detached Dormer Bungalow
- Corner Plot With Gardens To Three Sides
- Three Bedrooms Plus Large Dressing Room
- Ground & First Floor Bath/Shower Rooms
- Spacious Lounge, Kitchen & Long Utility
- Double width Driveway, Carport & Garage

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Hallway

Having double glazed front entrance door and glazed door to the living room.

## Living Room 16' 11" x 11' 8" (5.16m x 3.55m)

A spacious reception room with tiled fire place and hearth incorporating a log effect gas fire. Radiator and double glazed window to the front.

## Kitchen 12' 6" x 8' 0" (3.82m x 2.45m)

Fitted with a range of base and wall units, work surfaces to three sides and stainless steel sink unit, drainer and mixer tap. Spaces for a slot in cooker and fridge. Tiling to the floor, radiator, double glazed window to the front and double glazed window and door onto the utility.

## Utility 26' 2" x 4' 9" (7.97m x 1.45m)

A long utility which has a range of base units with work surfaces over and spaced for appliances. Tiling to the floor and half glass double glazed doors to the front and rear gardens.



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## **Dining Room/Bedroom Three** 10' 7" x 7' 10" (3.22m x 2.4m)

A versatile room which has a radiator and large picture window and double glazed door to the rear.

## **Bedroom One** 10' 4" x 12' 1" (3.16m x 3.69m)

Radiator and double glazed window to the rear.

## **Ground Floor Shower Room** 8' 4" x 5' 2" (2.55m x 1.58m)

fitted with a contemporary white suite comprising tiled shower cubicle, vanity wash basin with mixer tap and low level WC. Tiling to the walls and floor, radiator and double glazed window to the side.

## **Landing**

Doors off to the bedroom, bathroom and cupboard housing the gas central heating boiler.

## **Bedroom Two** 10' 11" x 12' 6" (3.34m x 3.8m)

Radiator and double glazed window to the front. A sliding door off opens onto a large versatile room, ideal for a dressing room but with potential for a nursery, study or even a bedroom.

## **Dressing Room** 9' 9" x 20' 1" (2.96m x 6.12m)

Having two skylight windows to the rear, eaves storage and radiator.

## **Bathroom** 10' 6" x 4' 6" (3.2m x 1.38m)

Fitted with a white suite comprising P shaped shower bath with shower mixer tap, pedestal wash basin and low level WC. Tiling to the walls and double glazed window to the side.

## **Outside Front**

The home is located on a corner plot with decorative stone covered front garden with laurel hedge extending to the side which has a lawn and accessed via a gate to the side.

## **Outside Rear**

There is a mostly paved rear garden with artificial lawn and potting shed. To the rear of the garden is a carport and access to the garage. In front of the garage and carport is a double width driveway.

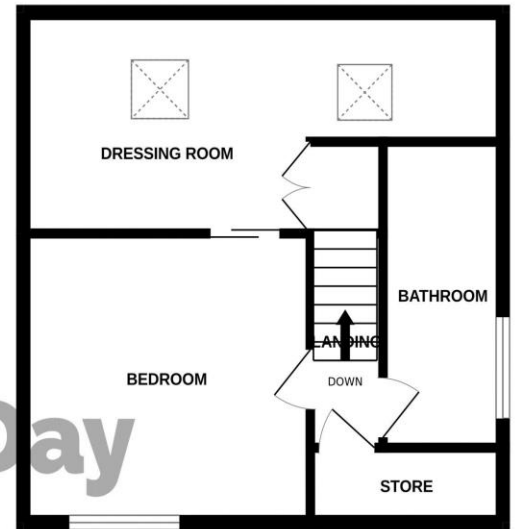
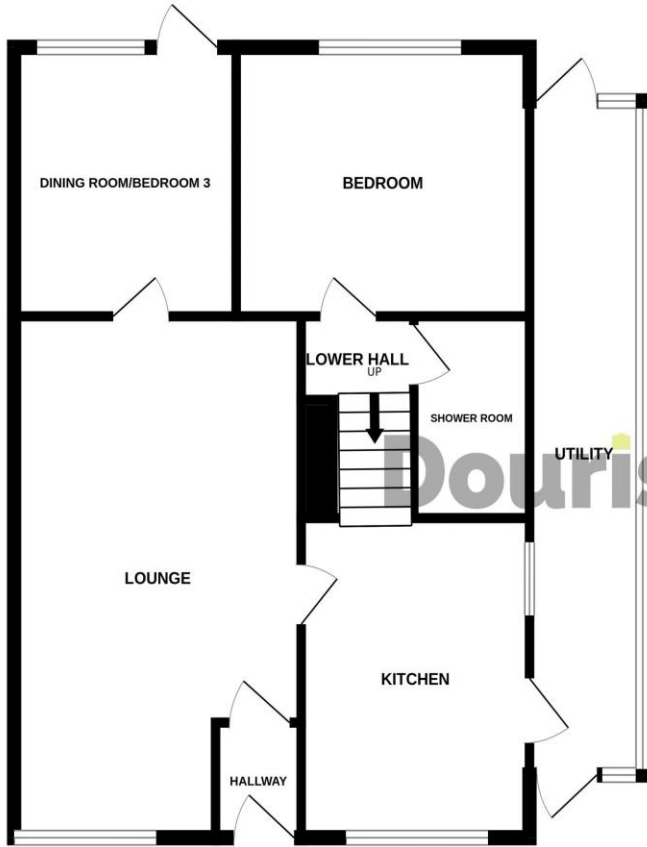
## **Garage** 17' 3" x 9' 4" (5.26m x 2.84m)

Having electric roller door to the front, power, lighting and double glazed door to the side, double glazed window to the rear.



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)	D	69	83
(39-54)	E		
(15-38)	F		
(1-14)	G		
EU energy efficient - digital readiness levels			
England & Wales		EU Directive 2002/91/EC	
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