



**£235,000**

**TENURE:** Freehold

**EPC RATING:** D

**COUNCIL TAX BAND:** C

## Doxey Stafford

Baxter Green Doxey  
Stafford Staffordshire

**3** **1** **1**

**Exciting news! We've discovered your perfect match - a three-bedroom linked-detached home that has a lovely layout which is ideal for families. Its superb location offers convenience, just a brief stroll from Stafford town centre amenities and the mainline train station.**

Inside, you'll find an entrance hall, a cosy living room, a kitchen/dining room, three bedrooms, and a family shower room. Outside features include a driveway, a single garage with a rear storeroom, and a low-maintenance rear garden.

- Linked Detached House
- Living Room & Kitchen/Dining Room
- Three Bedrooms & Shower Room
- Driveway & Garage
- Low Maintenance Garden
- Great Location, Close To Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)





## Entrance Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation, tiled flooring, and radiator.

## Living Room 14' 4" x 11' 8" (4.36m x 3.55m)

A bright reception room, having a double glazed window to the front elevation, tiled flooring, and a radiator.

## Kitchen & Dining Area 9' 1" x 14' 8" (2.77m x 4.46m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap over, and appliances which include an integrated oven & hob with space(s) for further appliance(s). The is also a useful built-in storage cupboard, tiled flooring, radiator, an internal door leading out into a store room, a double glazed window to the rear elevation, and double glazed sliding patio doors providing views and access out to the rear garden.



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## First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, and radiator.

## Bedroom One 8' 11" x 11' 8" (2.73m x 3.55m)

A double bedroom, having a built-in wardrobe, radiator, and two double glazed windows to the front elevation.

## Bedroom Two 8' 6" x 9' 0" (2.58m x 2.75m)

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

## Bedroom Three 8' 6" x 5' 6" (2.59m x 1.68m)

Having a double glazed window to the rear elevation, and radiator.

## Shower Room 5' 6" x 5' 11" (1.68m x 1.81m)

Fitted with a contemporary styled suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a shower cubicle with a mains-fed mixer shower. There is also tiled effect flooring, recessed ceiling downlighting, a chrome towel radiator, and a double glazed window to the side elevation.

## Outside Front

The property is approached over a driveway providing off-street parking.

## Garage 16' 0" x 7' 11" (4.87m x 2.42m)

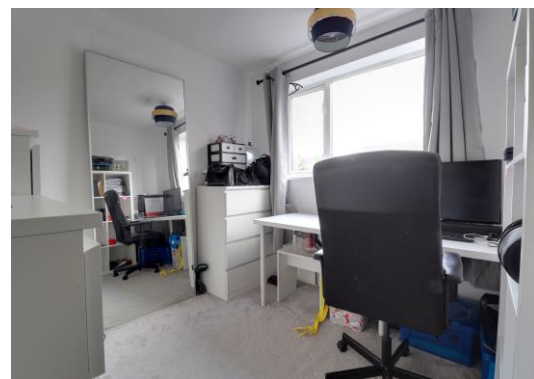
Accessed through a garage door to the front elevation, benefitting from having both power & lighting installed, and a further door leading into the Store Room.

## Store Room 7' 11" x 8' 8" (2.42m x 2.63m)

Having a window to the rear elevation, a door leading from/to the rear garden, and a further internal door leading from/to the Kitchen.

## Outside Rear

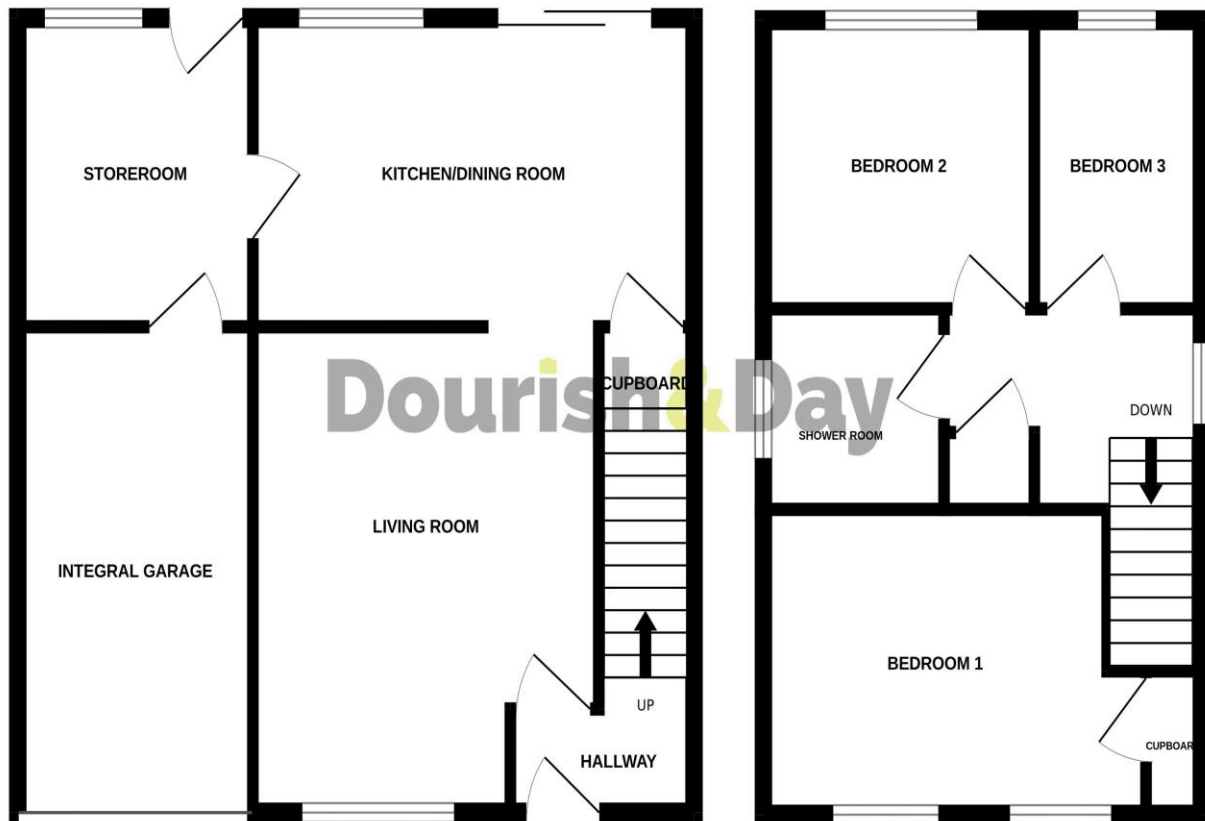
A low maintenance rear garden that features a large decked seating area with steps rising up to an elevated area of the garden.



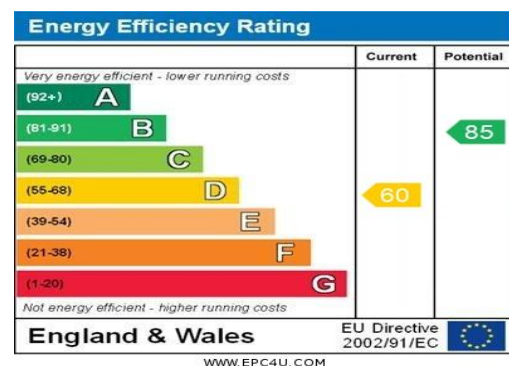
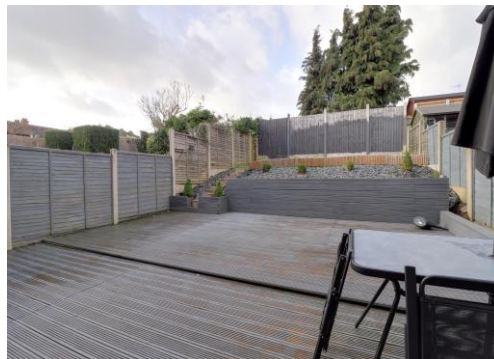


GROUND FLOOR

1ST FLOOR



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