



Wildwood Stafford

Beechmount Rise Wildwood
Stafford Staffordshire

£323,000

If you can't see the wood for the trees in your search for a special family home, then head for Beechmount Rise in the ever popular Wildwood because we have found you the perfect one. This extended property now offers excellent accommodation fit for the larger families designed with entertaining and relaxing in mind. The accommodation offers an entrance hall with guest WC off, bay fronted lounge but the appeal of this home is the open plan arrangement including an impressively fitted contemporary kitchen, family area and adjacent sun lounge. This room is without doubt the family hub of the home. Upstairs there are four bedrooms with the master bedroom having an en-suite shower room and family bathroom. Outside there are driveways to the front and side, a lawned front garden and to the rear a lovely garden perfect for entertaining and having half of the garage converted to a garden room off the decking sun terrace. Wildwood is a desirable location to live so this exceptional home is bound to be popular.

- Impressive Extended Detached House
- Corner Plot With Two Driveways
- Large Open-Plan Kitchen, Family Area & Sun Lounge
- Spacious Lounge
- Guest WC, Family Bathroom & En-Suite
- Additional Outside Garden Room
- Solar Panels x 15 & 8kw Battery

Arrange a viewing...

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Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

Accessed via a composite side entrance door leading-in to the hallway which has a spindle staircase rising to the First Floor Landing & accommodation, radiator, and internal doors off, providing access to;

Guest WC

Fitted with a low-level WC, and radiator.

Lounge 12' 6" x 11' 6" (3.82m x 3.51m)

A spacious reception room, featuring a marble fireplace with a matching inset & hearth housing a living flame effect gas fire. There is a triple glazed bay window to the front elevation, and radiator.

Kitchen & Family Area 11' 10" x 25' 10" (3.6m x 7.88m)

Without doubt the hub of the home, perfect for both entertaining & relaxing, and open-plan arrangement also to the Sun Lounge, and in the kitchen area, fitted with a modern & contemporary range of wall, base & drawer units with quartz work surfaces over to all sides, and incorporating an inset sink with drainer & mixer tap, and extending to incorporate a breakfast bar area. Appliances include; four-ring induction hob, a fitted double oven/grill, integrated microwave oven, dishwasher & washer/dryer. In addition, there is also a carousel pull-out corner unit, a useful built-in under stairs storage cupboard, double glazed windows to both the front & rear elevations, and to the family area, there is a further double glazed window to the rear elevation.



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Sun Lounge 8' 11" x 9' 1" (2.73m x 2.76m)

Having double glazed windows & doors to all sides, double glazed skylight, and an electrically operated wall mounted heater.

First Floor Landing

Having an access point to the loft space, and internal doors off, providing access to all four Bedrooms & Family Bathroom.

Bedroom One 10' 9" x 9' 7" (3.27m x 2.93m)

A double bedroom, having a built-in storage cupboard with shelving & hanging rail, a triple glazed window to the front elevation, radiator, and a further internal door providing access to the En-suite.

En-suite (Bedroom One) 5' 1" x 4' 10" (1.56m x 1.48m)

Fitted with a modern contemporary style white suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a corner walk-in shower cubicle housing a mains-fed shower. In addition, there is heated chrome towel radiator.

Bedroom Two 8' 3" x 10' 8" (2.52m x 3.26m)

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

Bedroom Three 11' 6" x 7' 0" (3.5m x 2.14m)

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

Bedroom Four 7' 3" x 8' 3" (2.22m x 2.52m)

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

Family Bathroom 5' 3" x 6' 8" (1.6m x 2.03m)

Fitted with a modern white suite comprising of a low-level WC with concealed cistern, a vanity style wash hand basin with mixer tap, and a panelled bath with mixer-fill tap & shower over. In addition, there is ceramic tiling to the walls, a double glazed window to the rear elevation, and a heated chrome towel radiator.

Outside Front

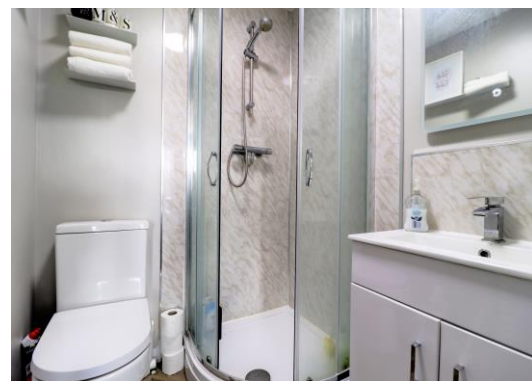
The property is approached over a driveway with a pathway leading to the side entrance door, with a lawned garden area to the front, and a further side garden area with decorative stone covering & artificial lawn, and a gate providing access to the rear garden. In addition, there is also an electric vehicle charging point.

Outside Rear

A low maintenance enclosed garden being laid mainly to artificial lawn, and having a stone terrace & raised decking area with a pergola over which has double doors off to the partially converted garage providing a garden room measuring 2.57m wide x 2.82m length.

Garden Store 8' 4" x 8' 2" (2.53m x 2.49m)

Being part of the former garage and now utilised as a useful garden store area, having an up and over door, and benefits from being installed with power & lighting. There is also a driveway to the side of the property.



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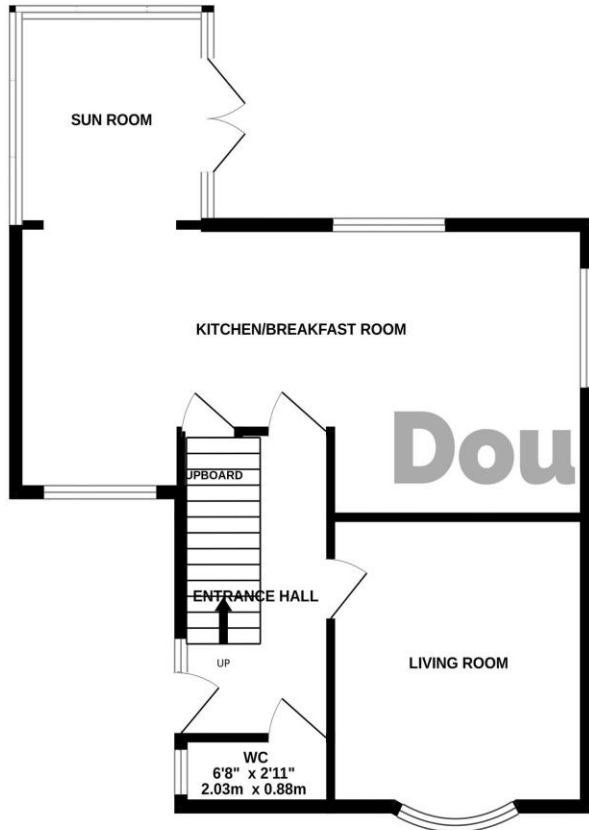
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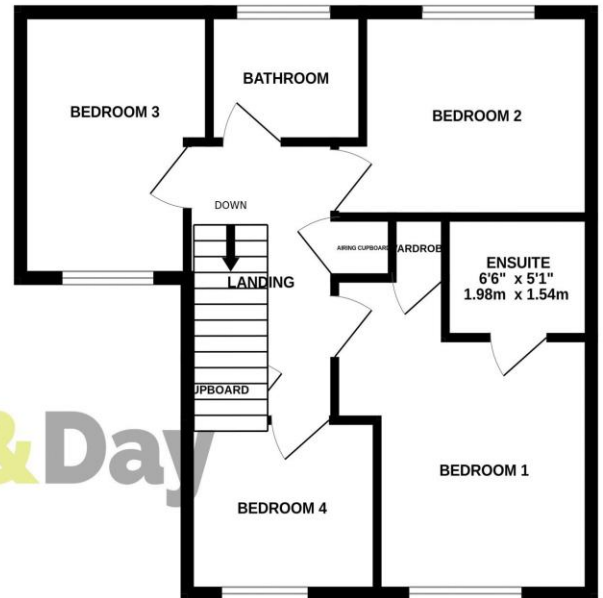
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GROUND FLOOR



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 | (82+) | | |
| A | (81-81) | | |
| B | (69-80) | | |
| C | (55-68) | | |
| D | (45-54) | | |
| E | (35-44) | | |
| F | (25-34) | | |
| G | (1-24) | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | www.epcrea.com | |



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