



Offers in the Region  
Of £240,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: C

## Stafford

Sandon Road  
Stafford Staffordshire ST16 3HP

A special family residence in a popular part of town! This wonderfully appointed home sits on a generous sized plot with spacious room proportions. What's more the location is excellent to as it offers great connections for commuters and an array of amenities nearby.

Internally the property comprises a porch, entrance hallway, sitting room, dining room, garden room and extended kitchen. Whilst upstairs you will find the three bedrooms and the family bathroom. Externally there is a good-sized driveway and a large private rear garden.



- Extended Semi-Detached Family Home
- Sitting Room, Dining Room & Garden Room
- Extended Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Large Rear Garden
- Convenient Location Close To Amenities

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 Porch

Accessed via double glazed double opening doors with an internal glazed panel door leading to entrance hallway.

### Entrance Hallway

Providing stairs to the first floor accommodation with understairs cupboard and radiator.

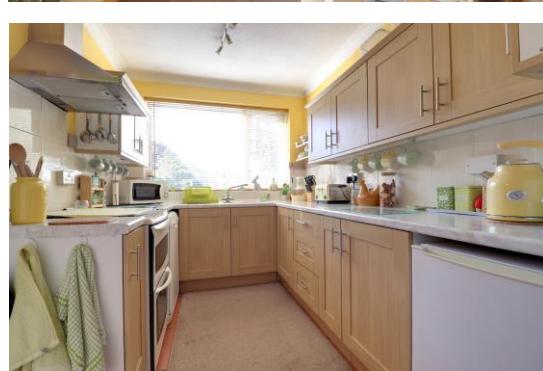
### Sitting Room 14' 5" x 11' 0" (4.39m In to Bay x 3.36m)

A good sized spacious reception room with a radiator and double glazed walk in bay window to the front elevation.



### Dining Room 13' 1" x 10' 6" (3.99m x 3.19m)

A second spacious reception room with a flame gas fire and archway leading to the garden room.



### Garden Room 15' 9" x 7' 9" (4.81m x 2.35m)

A versatile reception room with wood effect flooring, radiator and double glazed windows and door to the garden.

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## **Kitchen** 20' 11" x 7' 4" (6.38m MAX x 2.23m MAX)

Having fitted wall and base units with work surfaces over, incorporating one and half sink unit with mixer tap, spaces for appliances, pantry cupboard, tiled flooring, wall mounted gas central heating boiler and two double glazed windows.



## **First Floor Landing**

Having a loft access point with pull down ladder, further the loft has a skylight, power point, fully boarded and radiator. Linen cupboard, and double glazed window to the side elevation.

## **Bedroom One** 15' 0" x 8' 5" (4.58m In to Bay x 2.56m Excl Wardrobes)

A double bedroom offering a range of bedroom furniture including wardrobes, bedside cabinets and dressing table. There is also a radiator and double glazed window to the front elevation.



## **Bedroom Two** 13' 1" x 10' 5" (3.99m x 3.18m)

A second double bedroom with radiator and double glazed window to the rear elevation.

## **Bedroom Three** 9' 7" x 6' 9" (2.93m x 2.05m)

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



## **Bathroom** 7' 5" x 6' 4" (2.25m x 1.94m)

Having fitted suite including WC, panel bath with mixer tap with main shower over and vanity style wash hand basin unit with mixer taps, recess downlights, tile flooring, radiator and double glazed window to the rear elevation.

## **Outside- Front**

The property is approached via a driveway proving off street parking as well as offering an established lawn front garden with well stocked plant beds.

## **Outside- Rear**

A lovely sized enclosed private rear garden featuring a large paved seating area which leads to a well kept lawn with well stocked planting beds surrounding.

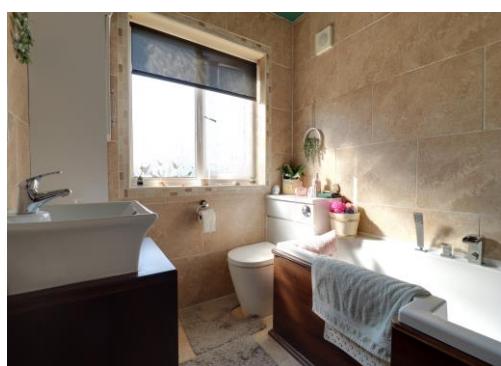
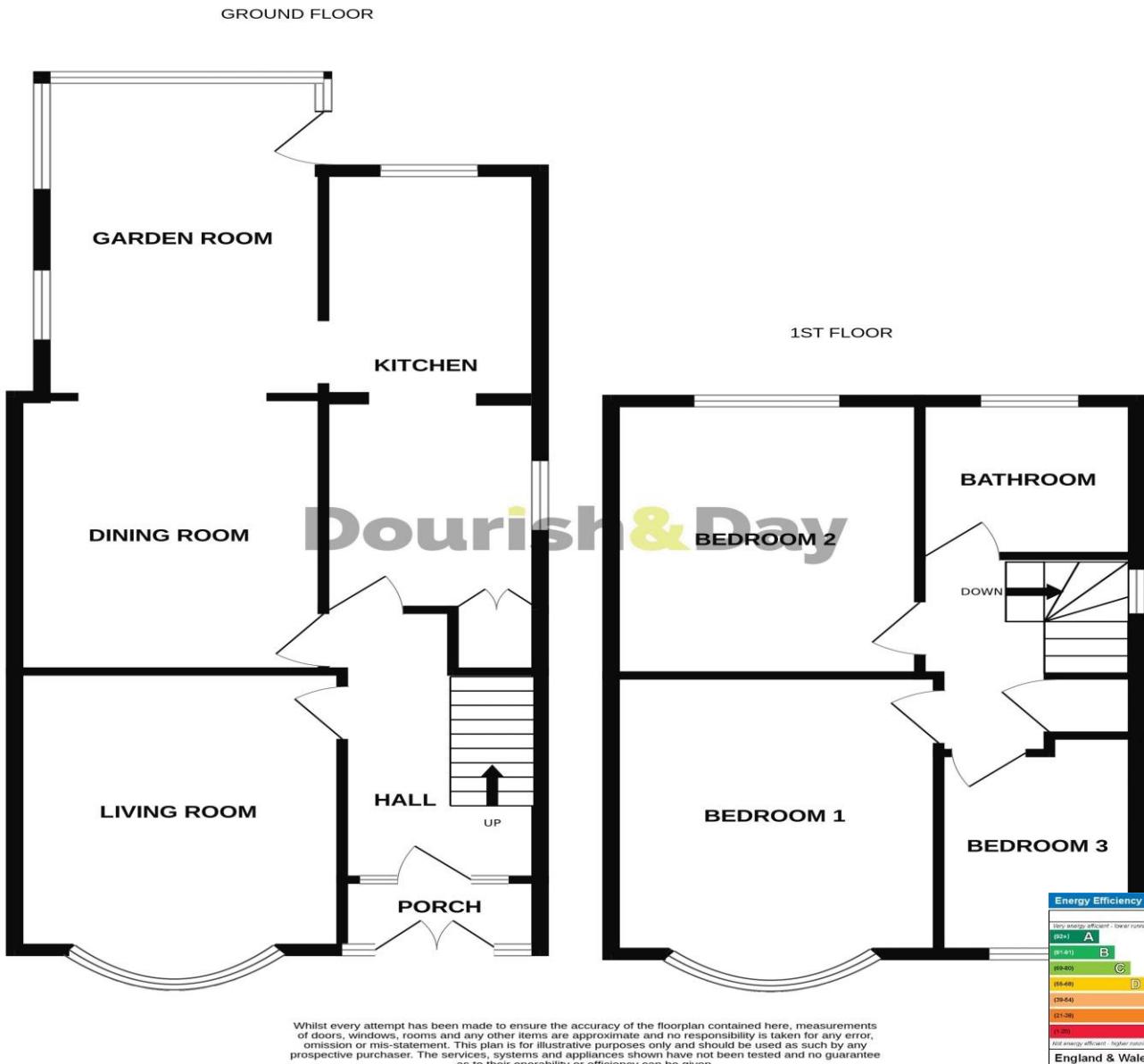


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