



£269,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Stafford

Newport Road
Stafford Staffordshire



Looking for a larger home to accommodate your growing family? Need to be close to Stafford's vibrant town centre with its array of shops and a mainline train station? Look no further than this spacious four-bedroom terraced home!

Perfectly located for commuters, this property offers a convenient and comfortable lifestyle. Step inside to find an entrance porch leading to a welcoming hallway, a large open-plan living/dining room, and a well-sized kitchen, all on the ground floor. On the first floor, there are three generous bedrooms and a family bathroom. The second floor features a large double bedroom with an ensuite, providing a private retreat. Externally, the home boasts a large private rear garden, a garage, and off-road parking. Homes like this, so close to the town centre, rarely come to market—don't miss out! Call us today to book your viewing appointment.

- Four Bedroom Terraced Family Home
- Large Spacious Living/Dining Room & Kitchen
- Four Spacious Bedrooms, Bathroom & Ensuite
- Large Rear Garden, Garage & Parking
- Close To Stafford Town & Mainline Train Station
- Ideal Home For Growing Family's

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the first floor landing & accommodation and a radiator. Internal door(s) off, provide access to;

Living/Dining Room 24' 5" x 11' 3" (7.45m x 3.42m)

A spacious & light dual-aspect living room & dining space which features original inset fireplace set within a decorative timber surround on a granite hearth. There are two radiators and two double glazed windows to both the front & rear elevations.

Kitchen 17' 5" x 8' 11" (5.32m x 2.73m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl stainless steel sink/drainer with chrome mixer tap over. There are a range of integrated/fitted appliances which include; electric oven/grill, 4-ring gas hob with hood over and having under-counter space for plumbed appliances. The kitchen also benefits from having ceramic splashback tiling to the wall surfaces, tiled effect vinyl flooring, radiator, a useful and large understairs storage cupboard and double glazed windows to both the side & rear elevations.

First Floor Landing

Having a staircase off, rising to the second floor landing & accommodation, and internal door(s) off, providing access to;

Bedroom One 11' 5" x 13' 8" (3.48m x 4.17m)

A spacious & light double bedroom, featuring three double glazed windows to the front elevation, fitted wardrobes, wood effect laminate flooring and a radiator.



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Bedroom Two 12' 5" x 9' 8" (3.79m x 2.95m)

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

Bedroom Three 10' 6" x 8' 11" (3.19m x 2.73m)

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

Bathroom 6' 6" x 5' 10" (1.97m x 1.77m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin and a panelled bath with mains shower over. The room also benefits from having ceramic tiled walls, tiled effect flooring, a chrome towel radiator and a double glazed window to the side elevation.

Second Floor Landing

Having a double glazed window to the rear elevation and internal door(s) off, providing access to;

Bedroom Four 10' 0" x 10' 6" (3.04m x 3.19m) (Restricted Head Height)

A fourth double bedroom, which has a fitted wardrobe, additional storage set within the eaves space, inset ceiling downlighting and two skylight windows. A further internal door leads into the En-suite.

En-suite 6' 4" x 6' 9" (1.92m x 2.07m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a shower cubicle with mains shower. The room also benefits from having tiled flooring and a double glazed window to the rear elevation.

Outside Front

The property sits behind a small forecourted garden area and is accessed via a wrought iron gate and paved pathway leading to the front entrance door.

Outside Rear

A large rear garden laid mainly to lawn with a paved outdoor patio seating area, having a garden shed to the rear of the garden and access to the garage. Beyond the garage, there is space for parking accessed via communal gated entrance.

Garage 20' 2" x 10' 5" (6.15m x 3.17m)

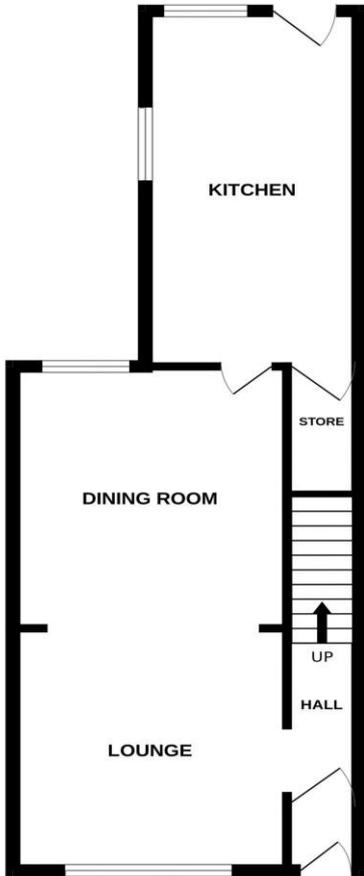
A larger than average garage which benefits from having both power & lighting installed and is accessed via an up and over garage door to the front elevation. There is a window and door providing access to/from the rear garden.

ID Checks

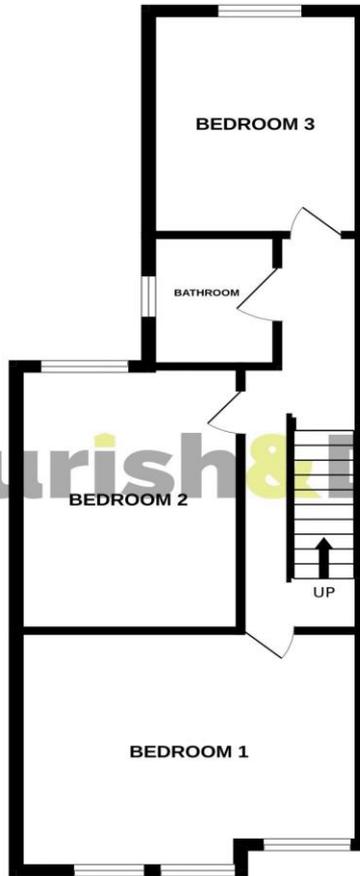
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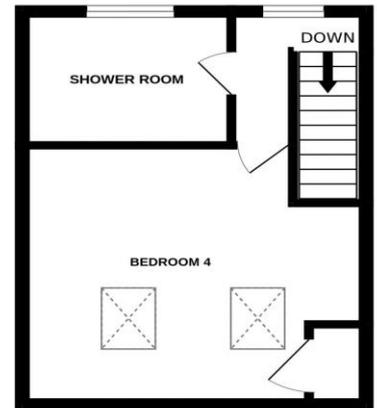
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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 - Great rating cost	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
			83
		59	

England & Wales EU Directive 2002/91/EC
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