



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Marston Grange Stafford

Newbold Drive Marston Grange
Stafford Staffordshire

We aim to make finding your perfect home as effortless as possible, and this move-in-ready gem on the sought-after Marston Grange development is a prime example!

This beautifully presented property offers four bedrooms, including a master with an ensuite shower room, plus a family bathroom. The spacious living room provides a comfortable retreat, while the modern dining kitchen—perfect for family meals and entertaining—features double doors that lead to a generously sized, enclosed private garden. The home also benefits from a driveway and garage, providing ample parking and storage space. An internal viewing is highly recommended to appreciate the quality and comfort this home has to offer. Don't miss out—call us today to book your viewing appointment!



- Four Bedroom Detached Family Home
- Living Room, Kitchen/Dining Room
- Three Bedrooms, Ensuite, Bathroom & Guest WC
- Driveway, Garage & Enclosed Private Rear Garden
- Located On A Highly Desirable Newly Built Residential Development
- Close To Stafford Town & Great Commuting Links

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Having a double glazed entrance door leading to:

Entrance Hall

Having stairs leading to the first floor landing with understairs storage cupboard, further understairs storage area, laminate floor and radiator.

Guest WC 4' 0" x 5' 7" (1.23m x 1.71m)

Having a white suite including a pedestal wash hand basin with chrome taps and close coupled WC. Radiator and wood effect laminate floor.

Living Room 14' 10" x 10' 9" (4.53m x 3.27m)

A spacious living room having an electric fire set within a media wall. Wood effect laminate floor, radiator and double glazed bow window to the front elevation.

Kitchen / Dining Room 17' 6" x 11' 0" (5.34m x 3.36m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, electric hob with a cooker hood over, dishwasher and fridge freezer. Tiled floor, radiator, storage cupboard housing the wall mounted gas central heating boiler, double glazed



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window and double glazed double doors giving views and access to the rear garden.

Utility Cupboard

Having space for appliances.

First Floor Landing

With access to loft space and radiator.

Bedroom One 12' 5" x 10' 5" (3.79m x 3.18m)

A spacious main bedroom having a built-in double wardrobe with hanging rail, radiator and double glazed window to the rear elevation.

Ensuite Shower Room 6' 8" x 3' 11" (2.03m x 1.20m)

Having a white suite including a shower cubicle with electric shower and glazed screen, pedestal wash hand basin with chrome taps and close coupled WC. Wood effect laminate floor, part tiled walls and radiator.

Bedroom Two 10' 11" x 10' 5" (3.33m x 3.18m)

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

Bedroom Three 10' 9" x 6' 11" (3.28m x 2.10m)

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

Bedroom Four 7' 4" x 6' 11" (2.23m x 2.10m)

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

Family Bathroom 6' 8" x 5' 7" (2.02m x 1.69m)

Having a white suite which includes a panelled bath with chrome taps, pedestal wash hand basin with chrome taps and close coupled WC. Part tiled walls, wood effect laminate floor and radiator.

Outside - Front

The property is approached over a large tarmac driveway which provides ample off-road parking and the garden is mainly laid to lawn with maturing tree and shrubs. The driveway leads to the main entrance door and gated side access leads to the rear garden and garage.

Garage

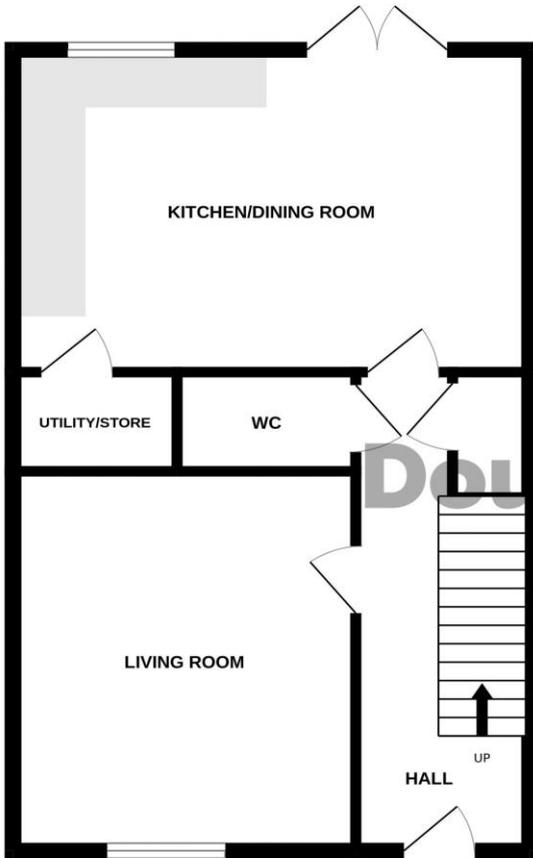
Having an up and over door to the front.

Outside - Rear

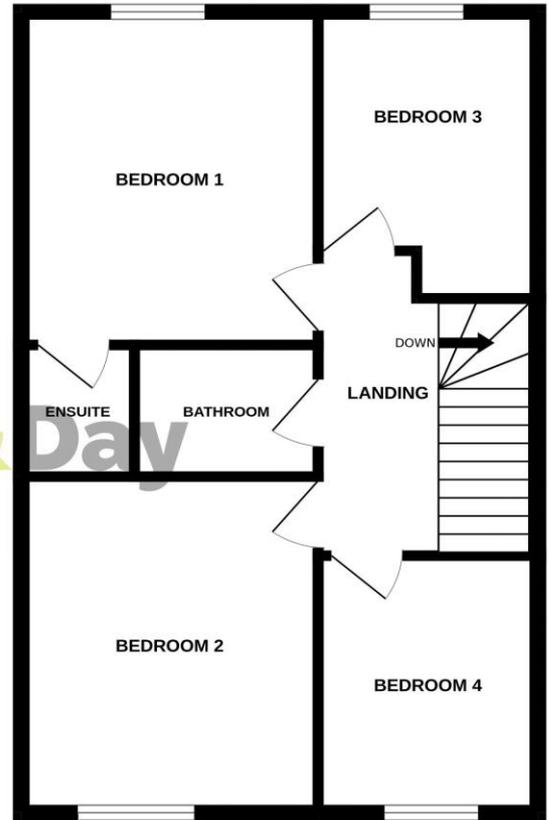
A paved seating area overlooks the remainder of the garden being mainly an Astro turf garden with a further decking area towards the bottom of the garden.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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