



£375,000

 **TENURE:** Freehold

 **EPC RATING:** D

 **COUNCIL TAX BAND:** D

Stafford

Rising Brook
Stafford Staffordshire



Are you looking for your next family home? Do you have a growing family and need more space? Then this Impressive six-bedroom family home might be the property you have been looking for!

Located in Rising Brook which is only a short drive to Stafford town centre which has fantastic amenities and a mainline train station. Internally this property is spread over three floors which has a living room, sitting room, dining room, utility with guest WC, Kitchen and conservatory all to the first floor. To the second floor there is four good size bedrooms with a family bathroom. To the third floor there is a further two double bedrooms and a shower room. This property is truly something special and needs to be viewed to show its character and charm! So, book your appointment today and don't miss out on this fantastic opportunity.

- An Impressive Six Bedroom Semi-Detached Property
- Living Room And Separate Sitting Room
- Dining Room, Guest WC & Good Size Kitchen
- Loft Conversion With Two Double Bedrooms & Shower Room
- Private Multi Level Garden & Converted Garage
- A Short Drive To Stafford Town Centre

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

Being accessed through double glazed French doors with windows to the sides and a stained glass door leading to:

Entrance Hallway

With stairs leading to the first floor with understairs storage cupboard and radiator.

Sitting Room 15' 3" x 12' 0" (4.64m x 3.65m)

A good-sized sitting room with a multi-fuel stove built into the chimney recess with tiled hearth and double glazed bow window to the front elevation and a further double glazed window to the side elevation.

Living Room 18' 1" x 10' 4" (5.51m x 3.16m)

A further good-sized reception room again having a multi-fuel stove set into the chimney breast with tiled hearth, radiator and double glazed French doors leading to:



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Conservatory 12' 4" x 9' 9" (3.77m x 2.98m)

A good-sized conservatory having an insulated roof with downlights, double glazed windows and double glazed French door giving views and access to the rear garden.

Dining Room 12' 0" x 12' 8" (3.67m x 3.86m)

A third reception room which is again a good sized having a radiator and double glazed bay window to the side elevation.

Lobby

Giving access to both the kitchen and utility room.

Kitchen 15' 5" x 9' 5" (4.70m x 2.87m)

Having a range of matching units extending to base and eye level with fitted worksurfaces having an inset stainless steel one and half bowl sink unit with chrome mixer tap. Range of built-in appliances including a double oven, four ring gas hob with a cooker hood over, dishwasher and fridge freezer. Tiled floor, radiator, double glazed window to the rear elevation and internal French doors leading to the conservatory.

Utility Room / Guest WC 6' 0" x 5' 9" (1.82m x 1.76m)

Having fitted work surfaces with space beneath for appliances and an inset stainless steel one and half bowl sink unit with chrome mixer tap. Close coupled WC, tiled splashbacks, tiled floor, radiator and double glazed window to the side elevation.

First Floor Landing

A generous sized landing which has a staircase leading to the second floor.

Bedroom One 15' 0" x 10' 5" (4.57m x 3.18m)

A spacious main bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Two 9' 7" x 12' 2" (2.93m x 3.72m)

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

Bedroom Three 10' 2" x 9' 7" (3.10m x 2.91m)

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





Bedroom Four 7' 7" x 8' 0" (2.31m x 2.44m)

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

Family Bathroom 7' 11" x 6' 6" (2.42m x 1.98m)

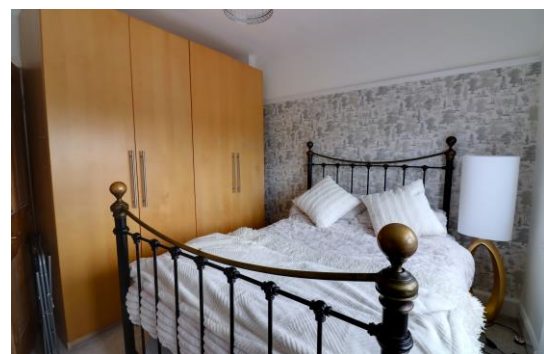
Having a white suite comprising of a panelled bath with an electric shower and glazed screen with chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, laminate floor, radiator and double glazed window to the side elevation.

Second Floor Landing

With access to loft space and further storage

Bedroom Five 7' 3" x 10' 4" (2.20m x 3.15m)

A further double bedroom having under eaves storage, radiator and double glazed skylight window to rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bedroom Six 15' 0" x 9' 6" (4.56m x 2.89m)

Yet again, a further double bedroom with a shelved storage cupboard and housing the wall mounted gas central heating boiler, two storage cupboards located within the eaves, radiator, double glazed window to the side elevation and double glazed skylight to the rear elevation.

Shower Room

Having a suite comprising of an electric shower with glazed screen, wash hand basin with chrome taps and close coupled W.C. Part tiled walls and tiled effect floor.

Outside - Front

The property is approached over a block paved double width driveway which provides ample off-road parking and has access at the side of the property leading to the rear garden. There is privacy hedging to the front.

Outside - Rear

The property has a paved seating area and a further decked seating area which gives access to the converted garage which is being used as a home office space. Timber decked stairs lead to a further garden area which includes a further a paved seating area and leading onto the large garden being mainly laid to lawn with an additional paved seating area at the bottom of the garden. The garden shed is included in the sale.

Converted Garage

The garage has been converted into a versatile room and is presently used as a gym with a double glazed window to the rear elevation, power and lighting.

ID Checks

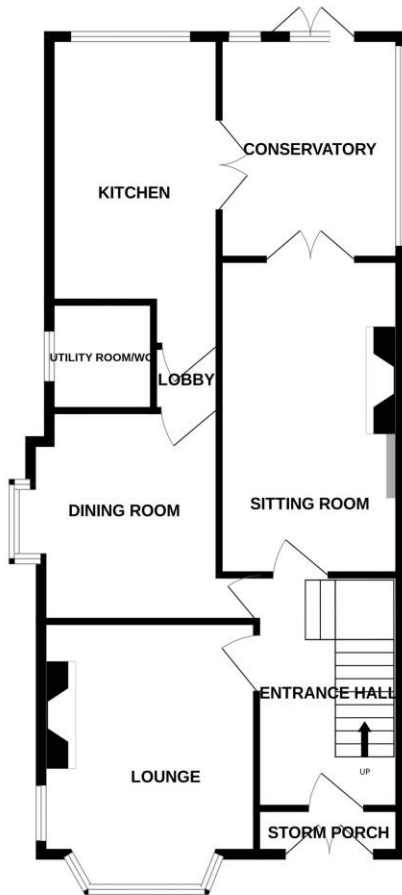
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



GROUND FLOOR

1ST FLOOR

2ND 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
90+	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
1-34			
Least energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epca.gov.uk			

IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk