



Offers Over £200,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Castlefields Stafford

Carson Way Castlefields  
Stafford Staffordshire



*This charming three-bedroom end-terraced property is perfect for growing families looking to settle in a highly sought-after location!*

Situated on Carson Way, within the desirable Castlefield's estate, the home offers convenient access to Stafford's mainline railway station ideal for daily commuters and is just a short walk from Stafford's vibrant town centre, boasting a wide range of shops, restaurants, and amenities. Inside, the property features a welcoming entrance hallway leading to a cosy living room, a bright and airy breakfast kitchen, and a spacious conservatory that adds extra living space and brings in plenty of natural light. Upstairs, you'll find three well-proportioned bedrooms and a generously sized family bathroom. Outside, the property benefits from a private driveway at the front and an enclosed rear garden perfect for relaxation and outdoor gatherings. This property is ready and waiting for its new owner to add their personal touch and make it a home.

- Three Bedroom End Terraced Property
- Living Room, Conservatory & Breakfast Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Enclosed Private Garden
- Desirable Location Close To Stafford Town Centre
- Ideal For First Time Buyers

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 leading up to the first floor landing and a radiator.

## Living Room 15' 1" x 10' 8" (4.61m x 3.25m)

A spacious living room having an electric fire set onto a granite hearth with a matching surround, radiator and double glazed bow window to the front elevation.

## Kitchen/Breakfast Room 8' 11" x 13' 11" (2.71m x 4.24m)

Having a range of matching base and eye level units with fitted work surfaces and inset stainless steel single bowl sink unit with chrome mixer tap. The room has space for a cooker and further appliances, tiled splashbacks, under stairs storage cupboard, wall mounted gas central heating boiler, wood effect luxury vinyl flooring, radiator, double glazed window to the rear elevation and double glazed double doors leading to the:

## Conservatory 11' 3" x 7' 4" (3.42m x 2.24m)

Half bricked conservatory having double glazed windows surrounding, tile effect luxury vinyl flooring and a double glazed double door leading to the rear elevation.



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## First Floor Landing

Having loft access and an airing cupboard.

## Bedroom One 13' 0" x 7' 7" (3.96m x 2.32m)

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

## Bedroom Two 10' 11" x 7' 7" (3.34m x 2.32m)

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

## Bedroom Three 9' 6" x 6' 0" (2.90m x 1.82m)

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

## Bathroom 5' 5" x 5' 10" (1.66m x 1.78m)

Having a white suite comprising of a panelled bath with electric shower over a glazed screen and chrome mixer tap, wash hand basin and vanity unit with chrome mixer tap and cupboard beneath, close coupled WC, part tiled walls, wood effect luxury vinyl flooring, chrome towel radiator and double glazed window to the front elevation.

## Outside - Front

Having a tarmacked driveway and decorative slate gravelled patch to the side. The driveway gives access to the main entrance door and there is a wooden side gate giving access to the:

## Outside - Rear

Having a lawned garden, decked seating area, wooden garden shed and decorative slate planting border. The garden is enclosed by wooden fence panelling.

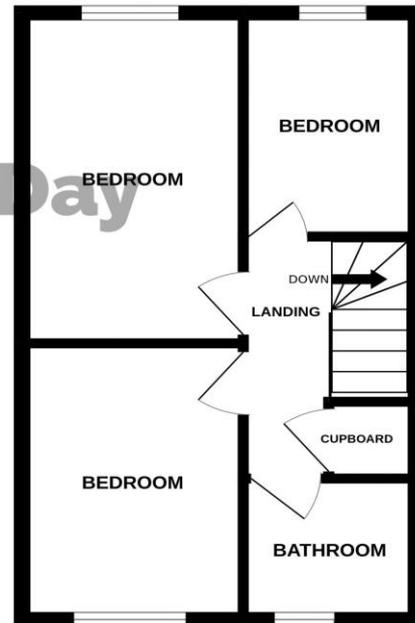
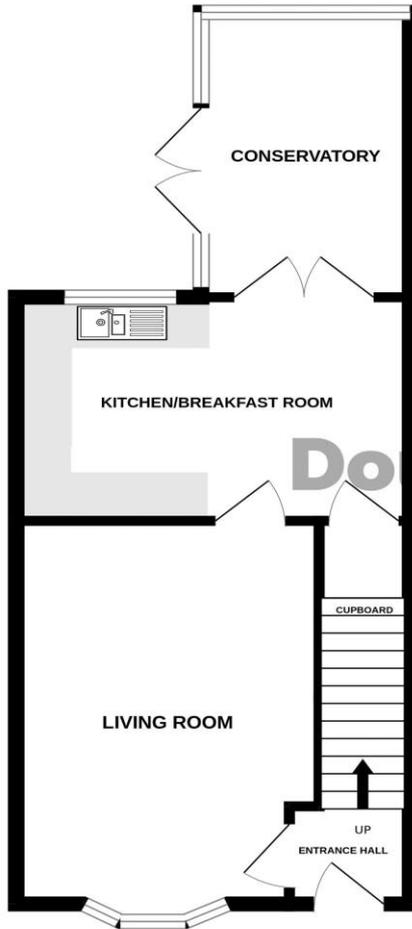
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GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C	69 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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