



£277,500

KEY TENURE: **Freehold**

EPC RATING: **B**

COUNCIL TAX BAND: **D**

Marston Grange Stafford

Jefferson Walk Marston Grange
Stafford Staffordshire



If you're after a modern three bedroom detached property, ready to move into then look no further and call Dourish And Day, this beautifully presented home is situated in the well regarded and popular Marston Grange development, close to schooling, excellent commuter links and only a short distance into Stafford Town Centres' comprehensive range of shops and amenities.

Internally, the accommodation comprises of an entrance hallway, guest WC & cloakroom, living room with French doors that lead to the stunning rear garden, dining room and a fitted kitchen. To the first floor there are three good sized bedrooms, En-suite shower room to bedroom one and a family bathroom. Externally the property sits in a small cul-de-sac and is approached via a double width driveway which leads to the single garage, the rear garden is a real credit to the current owners and benefits from raised sleeper beds, Porcelain tiled patio and a covered decked seating area.

- Modern Three Bedroom Detached Property
- Guest WC, Living Room & Dining Room
- Double Width Driveway & Single Garage
- Superb, Well Stocked, Landscaped Rear Garden
- Well Regarded Location Close To Commuter Links
- Short Distance Into 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



Entrance Hallway

Double glazed door leading into the entrance hallway, having wood effect laminate flooring, radiator, stairs off to the first floor landing and door to the guest W.C.

Cloaks/Guest WC

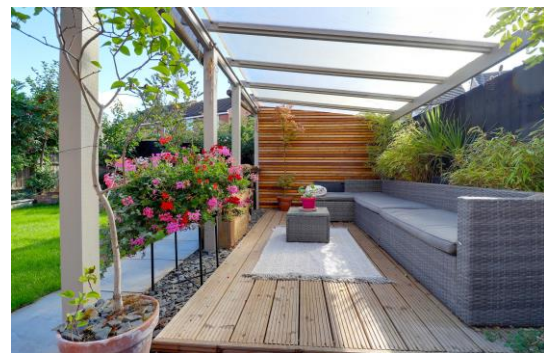
Comprising of a low level W.C, wash hand basin with splash back tiling, radiator and wood effect flooring.

Lounge 14' 3" x 10' 5" (4.35m x 3.17m)

A very well presented lounge having a radiator and double height double glazed windows and French doors leading into the rear garden and patio area.

Dining Room 10' 2" x 8' 7" (3.09m x 2.62m)

Having wood effect laminate flooring, radiator and double glazed window to the front elevation.



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Kitchen 9' 7" x 9' 8" (2.93m x 2.95m)

Comprising of wall mounted units, work top incorporating a stainless steel sink drainer with a chrome mixer tap and a four ring gas hob with extractor hood over. Matching base units with space and plumbing for appliances, integrated oven/grill, splash back tiling, ceramic tiled floor, radiator, double glazed window to the rear elevation and double glazed door to the side elevation.

First Floor Landing

Access to loft space and cupboard.

Bedroom One 12' 2" x 10' 4" (3.71m x 3.16m)

A double room having built in double wardrobes, radiator and door to the En-suite shower room.

En-suite

A contemporary style suite comprising of a ceramic tiled shower cubicle, pedestal wash hand basin, W.C, radiator, splash back tiling and double glazed window to the front elevation.

Bedroom Two 8' 10" x 12' 6" (2.70m x 3.82m)

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

Bedroom Three 9' 11" x 8' 0" (3.02m x 2.44m)

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

Family Bathroom

Comprising of a low level W.C, pedestal wash hand basin, bath, radiator, splash back tiling and a double glazed window to the front elevation.

Outside

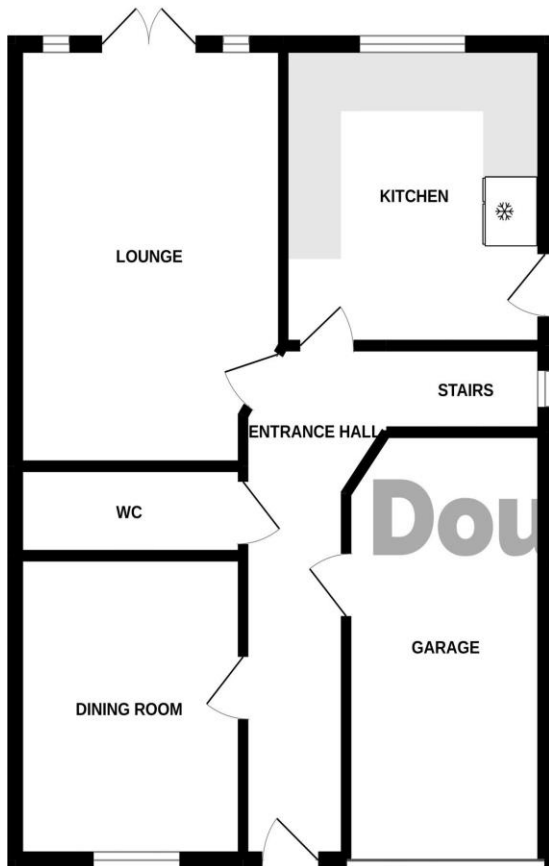
The property is approached via a double width tarmac driveway with a secure gate to the side elevation leading to the rear garden. The rear garden is beautifully maintained and well stocked having raised sleeper beds, large Porcelain tiled patio, covered decked seating area and garden shed, power and lighting.

Garage

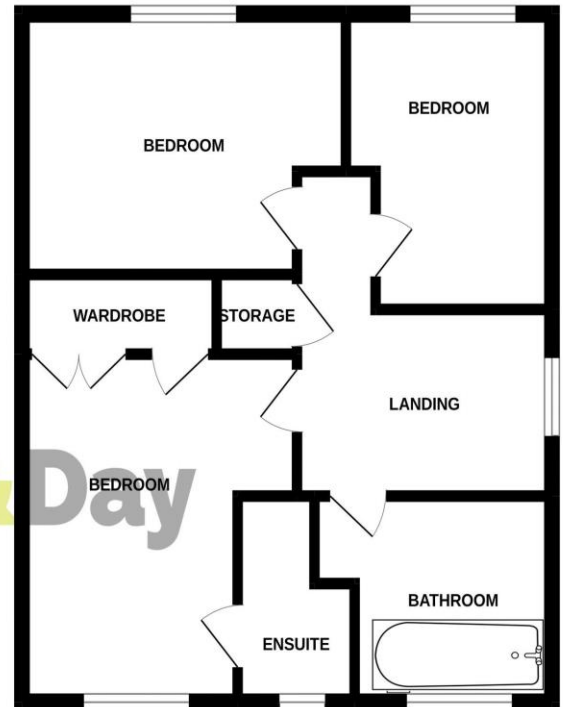
Having power, lighting and an up and over door.



GROUND FLOOR

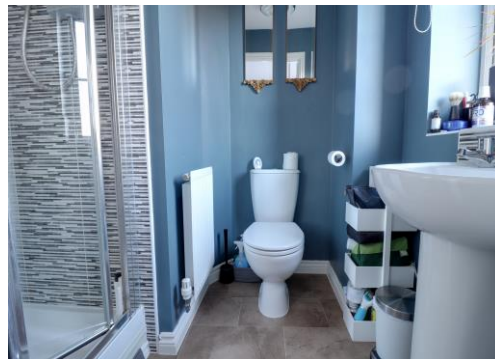


1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs (80+) A (61-79) B (55-60) C (49-54) D (43-48) E (37-42) F (2-36) G			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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