



Offers Over £240,000

 **TENURE:** Freehold

 **EPC RATING:** C

 **COUNCIL TAX BAND:** C

Doxey Stafford

Baxter Green Doxey
Stafford Staffordshire



GUESS WHAT?...We've found the home for you! This brilliant four-bedroom linked-detached home has been presented to a wonderful standard throughout and is sure to appeal to families.

The location is great too as it is just a short walk from Stafford town centre amenities and mainline train station. Internally the home comprises an entrance hall, living room, kitchen/dining room, four bedrooms and a family bathroom. Externally there is a large gravelled driveway, single garage and a landscaped private rear garden.

- Spacious Link-Detached Family Home
- Living Room & Kitchen/Dining Room
- Four Bedrooms & Family Bathroom
- Large Driveway & Garage
- Landscaped Rear Garden
- Convenient Location Close 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



Entrance Hallway

Accessed via a double glazed entrance door. Stairs rise to the first floor and radiator.

Living room 13' 0" x 14' 6" (3.97m x 4.42m)

A bright and spacious reception room with a living flame effect gas fire and decorative surround. Herringbone patterned wood floor, radiator and a double glazed bow window to the front elevation.

Kitchen/Diner 10' 10" x 16' 1" (3.29m x 4.89m)

Fitted with a modern range of wall, base and drawer units with work surfaces incorporating a sink unit with drainer and mixer tap. Integrated appliances including an oven, microwave, hob with cooker hood above, fridge freezer and dishwasher. Tiled effect flooring, radiator, double glazed window to the rear elevation and a double glazed side door to the rear garden.

First Floor landing

Having a loft access point, a useful storage cupboard, radiator and a double glazed window to the side elevation.



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Bedroom One 9' 4" x 10' 0" (2.85m x 3.04m)

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

Bedroom Two 8' 7" x 8' 0" (2.62m x 2.44m)

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

Bedroom Three 6' 0" x 8' 0" (1.84m x 2.43m)

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

Bedroom Four 9' 6" x 5' 10" (2.89m x 1.79m)

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

Family Bathroom 5' 7" x 7' 9" (1.69m x 2.35m)

Having a white suite comprising of a panelled bath with mixer tap and mains shower over, pedestal wash hand basin and a low level WC. Wood effect flooring, heated towel rail and two double glazed windows to the rear elevation.

Outside - Front

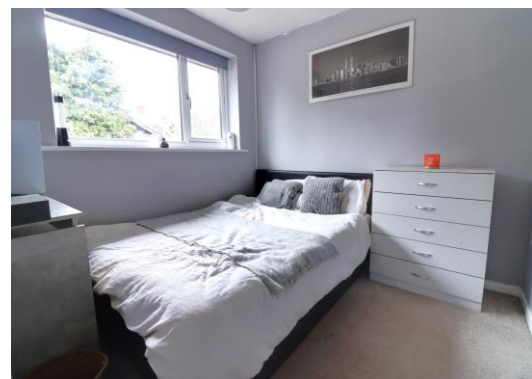
The property is approached via a full width gravelled driveway.

Garage 16' 9" x 7' 9" (5.10m x 2.35m)

Accessed via an up and over garage door with a window to the rear elevation and arear door into the garden, with power and lighting.

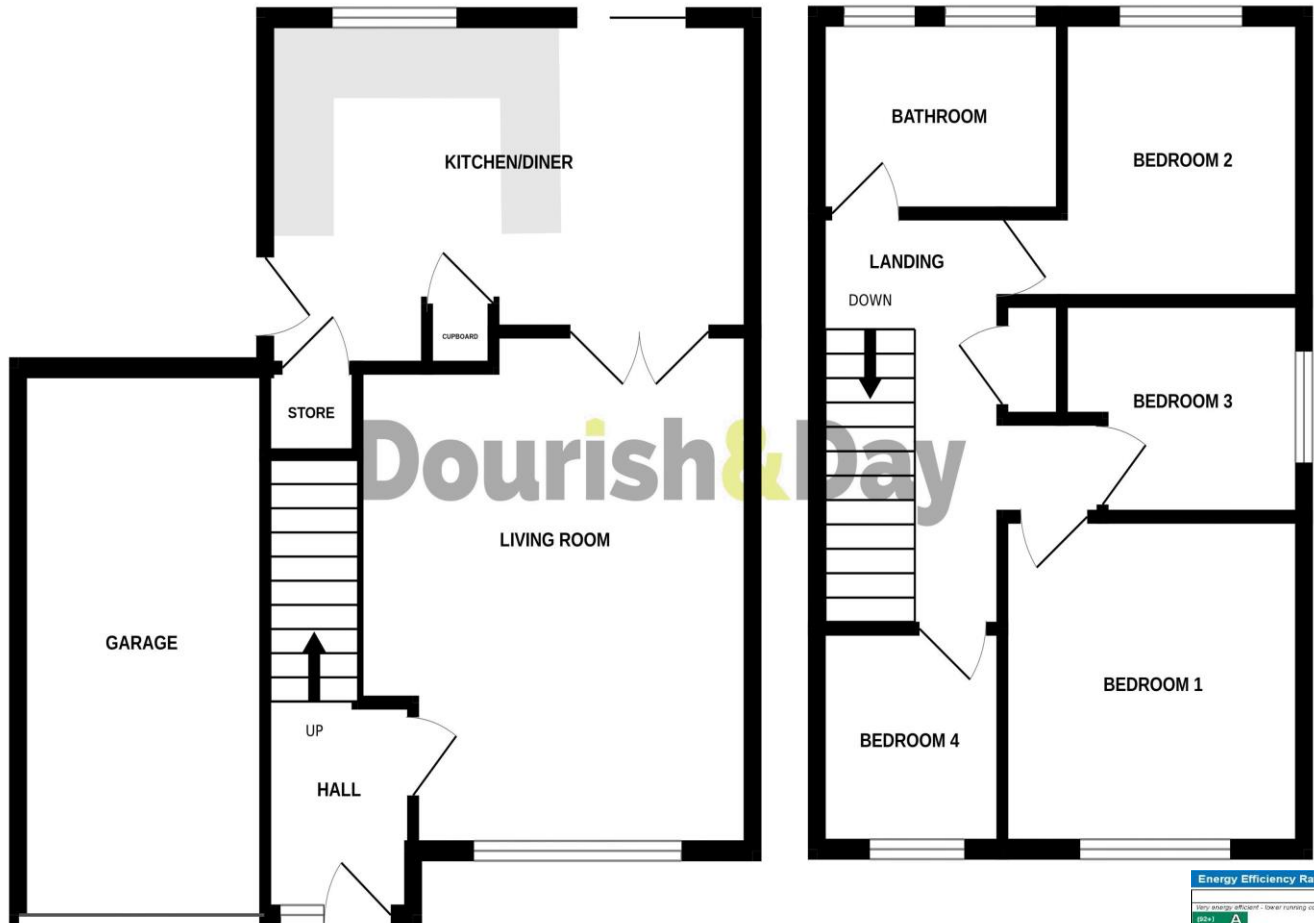
Outside - Rear

A beautifully landscaped garden with a paved seating area rising to a gorgeous secondary seating area with raised gravelled beds.



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		
Energy efficient - lower running costs	Current	Potential
(85+)	A	85
(81-84)	B	
(77-80)	C	70
(73-76)	D	
(69-72)	E	
(65-68)	F	
(61-64)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epcrea.com		



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