

24 Carisbrooke Drive,



£160,000

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A lovely semi detached two bedroom property located on the popular residential development of Western Downs, in close proximity to local amenities, the open countryside yet only a short distance from Stafford Town Centre. This well presented property offers the opportunity to move straight in with a modern, well appointed kitchen, well presented bathroom room and very well decorated throughout. The outside of this property offers a driveway with room for multi vehicles off road parking, a large carport, a good sized lawned garden to the front and a lovely enclosed garden to the rear. Stafford Town Centre offers good public transport links locally via bus routes and to elsewhere via an intercity railway station, Stafford

GROUND FLOOR

uPVC double glazed door leading into the entrance hall

Entrance Hall

Stairs to first floor landing, ceiling light point, power point, radiator, door leading into lounge.

Lounge 4.33m (14' 2") x 3.14m (10' 4")

uPVC double glazed bowed window to the front, grey oak effect click vinyl flooring, wall mounted TV point, ceiling light point, radiator with thermostatic control, multiple power points, door leading into dining kitchen.



Dining Kitchen 4.01m (13' 2") x 3.57m (11' 9")

Two uPVC double glazed windows to the rear, a range of matching wall and base units in a white matt shaker style finish and including a range of cupboards and drawers. Space for upright fridge freezer, space and plumbing for washing machine and dishwasher, space for stand alone gas cooker with electric oven with stainless steel extractor hood and chimney over. Work surface over with inset stainless steel sink and drainer with mixer tap, tile splash back, multiple power points, two ceiling light points, tile floor, space for dining table and chairs, radiator with thermostatic control, door to under stairs storage cupboard with shelving, uPVC double glazed door leading out to side of property



FIRST FLOOR

Landing

Power point, hatch to loft with loft ladder, uPVC double glazed window to the side, doors to two bedrooms and family bathroom.

Bedroom 1 3.60m (11' 10") x 3.21m (10' 6") max

Two uPVC double glazed windows to the front, radiator with thermostatic control, multiple power points, ceiling light point, ample space for large double bed and bedroom furniture, double doors to wardrobes with ceiling light point, single door to airing cupboard housing wall mounted gas combination boiler and power points.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Bedroom 2 3.49m (11' 5") x 1.97m (6' 6")

uPVC double glazed window to the rear and overlooking to the open community green to the rear of the property. radiator with thermostatic control, multiple power points, ceiling light point.

Bathroom 1.97m (6' 6") x 1.93m (6' 4")

uPVC double glazed opaque window to the rear, white suite including a panel bath and mixer filler with glass shower screen and wall mounted shower system over with fixed head rainfall shower and diverter to hand held shower. Recessed ceiling light/extractor fan, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, vinyl flooring, wall mounted heated towel ladder, recessed ceiling lights.

OUTSIDE

To the front:- A driveway with room for two vehicles to the front, leading to double gates into the carport and continuing to the rear of the property providing parking for two further vehicles. An area of lawn with borders of decorative slate chips, security lighting

To the rear:- Aden fully enclosed with timber panel fencing, a paved patio and an area of lawn, borders of shrubs, large hardstanding to the rear which could support a garage.

Carport 4.68m (15' 4") x 2.64m (8' 8")

To the side of the property a large car port

