



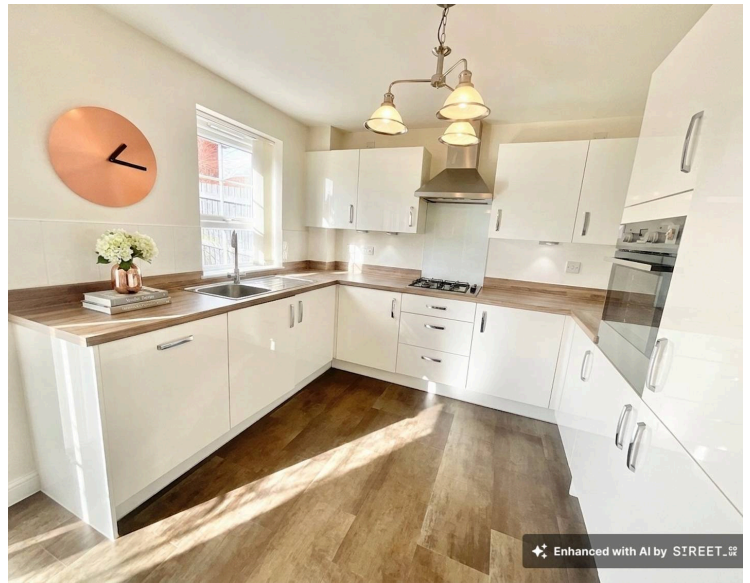
5 Dorney Close, Yarnfield

£325,000 Freehold



A lovely four bedroom detached home in Yarnfield offering plenty of space for the whole family to relax and unwind.

- The sleek kitchen is not only stylish with its white cabinets and wood-effect work surfaces but also practical with the built in appliances.
- A generous landscaped garden with patio area helping to enjoy the sunshine throughout the day until early evening.
- A single garage gives you the freedom or extra parking, storage for all of your outdoor wears or even create that home gym that you keep thinking about.
- Located in the village of Yarnfield with Stone and Eccleshall equidistant and home to the "Good" (according to the latest Ofsted report) Springfields First School.
- An energy efficient property with an energy rating of 'B'.



Welcome to this lovely four bedroom detached home in the heart of Yarnfield, where modern living meets comfort and practicality. Step inside the hallway which leads you through to the spacious lounge, ideal for family movie nights or catching up with friends. The kitchen is a real highlight, featuring sleek white cabinets, wood effect work surfaces, and a full suite of built-in appliances that make cooking a pleasure rather than a chore. Amtico luxury flooring covers the kitchen and utility room which is tucked away for laundry days, plus a downstairs WC for added convenience. Upstairs, you'll find four well proportioned double bedrooms, including a master bedroom with its own ensuite shower room, giving you a peaceful retreat at the end of the day. The family bathroom is finished in a modern style, offering a relaxing space for everyone. A wrap around landing provides easy access to all rooms with the added bonus of extra storage. Gas central heating keeps the whole house cosy, and the home sits comfortably amongst similar properties on this sought-after, modern estate. For families, the location is a real winner, with Stone and Eccleshall both just a short drive away, and the highly regarded Springfields First School (rated "Good" by Ofsted) within easy reach.

Step outside via the French doors in the dining area or from the utility room and you'll discover a generous landscaped rear garden, offering plenty of room for kids to play or for you to unwind with a good book on the patio. The patio area is perfectly positioned with a South West facing garden to catch the sun throughout the day until early evening, making it an ideal spot for summer barbeques or simply enjoying a glass of something cold as the day winds down. The single garage gives you the freedom to keep your car safe, store bikes and garden tools, or finally create that home gym you've been dreaming about. There's also a driveway with space for at least two vehicles. The garden is fully enclosed, offering peace of mind if you have children or pets. Out front, the property has lovely kerb appeal, with a neat frontage and a pathway leading up to the front door. Whether you're keen on gardening, need space for outdoor hobbies, or just want a safe and sunny spot to relax, this home's outside space ticks all the boxes. With the friendly village community on your doorstep and beautiful Staffordshire countryside all around, this home offers the perfect blend of indoor comfort and outdoor enjoyment.

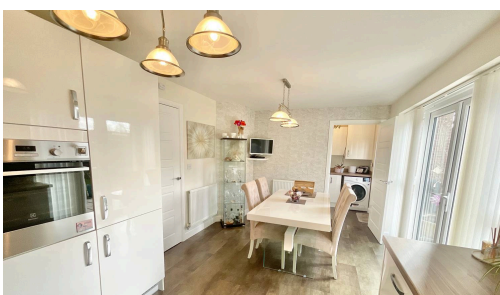


Modern 4 bed detached home in Yarnfield with ensuite, family bathroom, spacious lounge, stylish kitchen, SW garden, garage, driveway, and top local school nearby. Ideal for families. Council Tax band: D

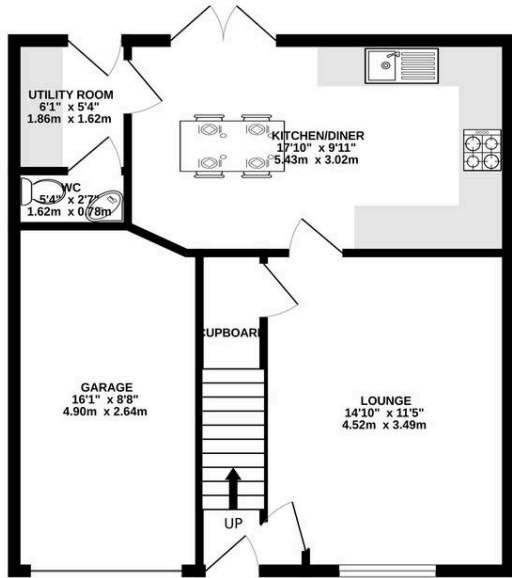
Tenure: Freehold

EPC Energy Efficiency Rating: B

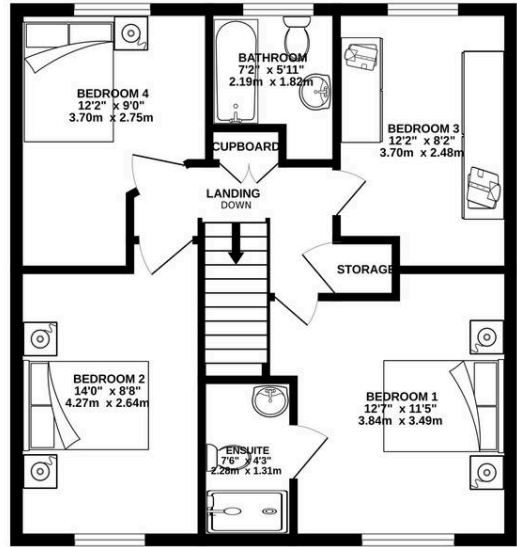
EPC Environmental Impact Rating: B



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



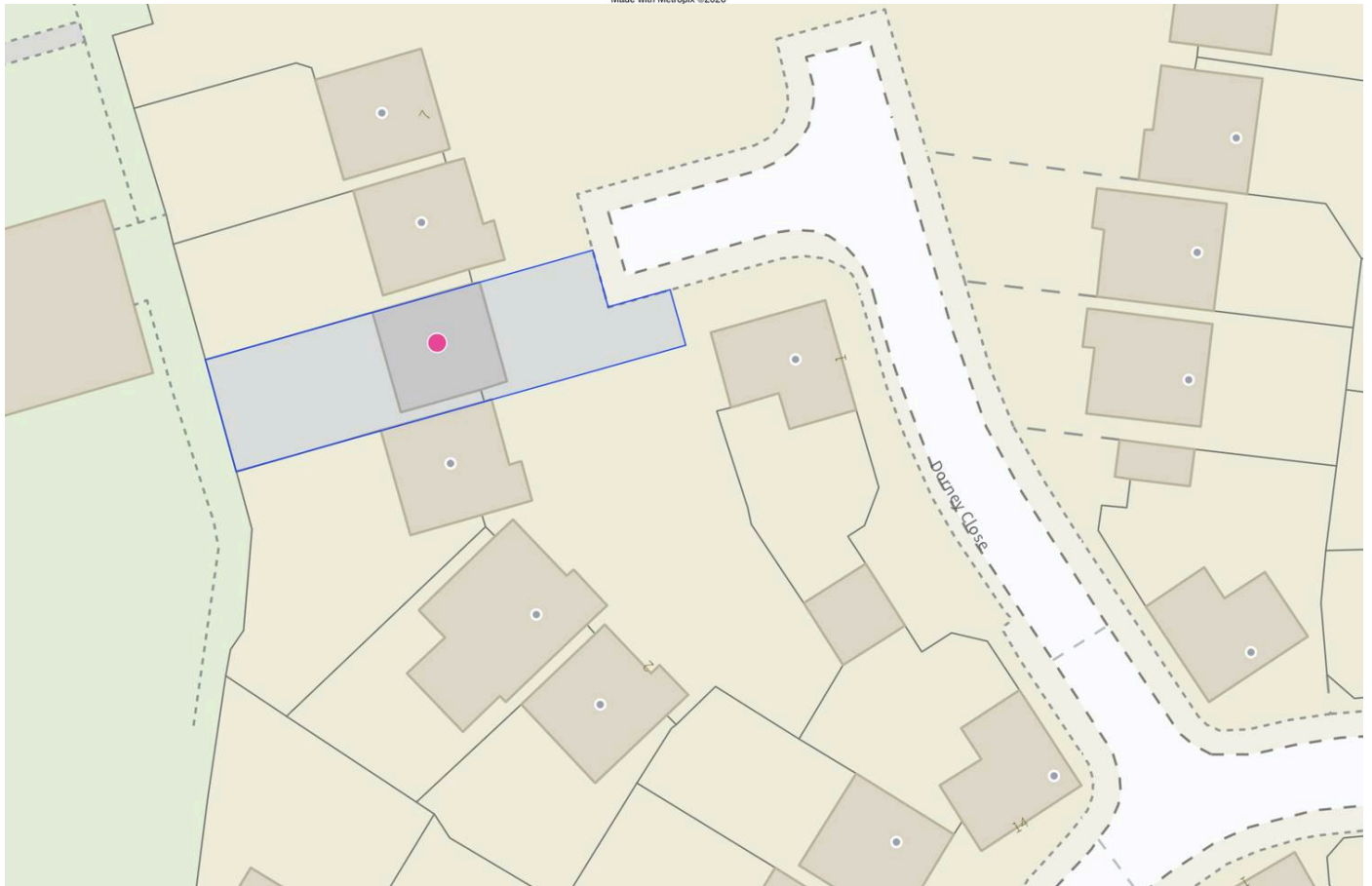
1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.

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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