



£295,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Derrington Stafford

Yew Tree Close Derrington  
Stafford Staffordshire



***Are you considering downsizing? Nestled in a highly regarded village, just a stone's throw away from Stafford town centre, this bungalow awaits your individualized touch. Offering spacious rooms throughout, it presents an opportunity for rejuvenation and customization to suit your lifestyle.***

Upon entry, the welcoming entrance hall provides access to the majority of the rooms, setting the stage for comfortable living. The living room, boasting views of the rear garden, invites relaxation and tranquillity. A well-proportioned kitchen leads seamlessly to a useful utility area, enhancing practicality. Two generously sized double bedrooms await, accompanied by a convenient shower room, ensuring comfort and functionality. Outside, a large driveway offers ample parking space and leads to the garage, while the generously sized rear garden offers serene rural views, promising moments of peace and privacy. With its potential waiting to be unlocked, this property is a canvas for your imagination.

- Detached Bungalow - Village Location
- Spacious Living/Dining Room & Kitchen
- Two Double Bedrooms & Shower Room
- Off Road Vehicle & Manicured Private Rear Garden
- Located In A Highly Desirable Village
- Beautiful Rural Views

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 Porch

Accessed through a double glazed entrance door with a large double glazed side panel, wood laminate flooring & further glazed door to hallway.

### Entrance Hallway

Having loft access, airing cupboard with a wall mounted gas boiler inside, radiator.

### Living Room 14' 1" x 12' 4" (4.30m x 3.77m)

Having a brick fire surround with inset electric fire, radiator, double glazed window to rear elevation.

### Kitchen 9' 11" x 9' 6" (3.01m x 2.89m)

Fitted with matching wall, base & drawer units with fitted work surfaces over incorporating a 1.5 bowl sink/drain. There are a range of appliances including; oven, 4-ring gas hob. There are tiled splashbacks, tiled floor, a radiator, a double glazed window to the rear elevation.



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## Lobby

Having a double glazed door to front elevation, tiled floor & access to a small utility room.

## Utility 4' 5" x 2' 11" (1.34m x 0.88m)

Having space for plumbed appliances, tiled floor, double glazed window to rear elevation.

## Bedroom One 11' 7" x 11' 11" (3.54m x 3.64m)

Having fitted double wardrobes, wood laminate flooring, radiator, double glazed bow window to front elevation.

## Bedroom Two 11' 0" x 9' 7" (3.35m x 2.92m)

Having radiator, double glazed window to side elevation.

## Shower Room 6' 8" x 5' 6" (2.04m x 1.67m)

Fitted with a white suite comprising; electric shower set into a glazed cubicle, pedestal wash hand basin with chrome taps & WC. There is also tiled walls, lino flooring, radiator, double glazed window to front elevation.

## Outside Front

Approached over a driveway providing off-road vehicle parking with a small gravelled patch to the side which could be used for additional parking and having flowers & shrubs. The driveway gives access to a garage and through a side metal gate which leads to the rear elevation & rear lobby.

## Garage 31' 4" x 9' 0" (9.55m x 2.75m)

A large spacious garage having an electric roller shutter door. There is base units, double glazed door & window to rear elevation.

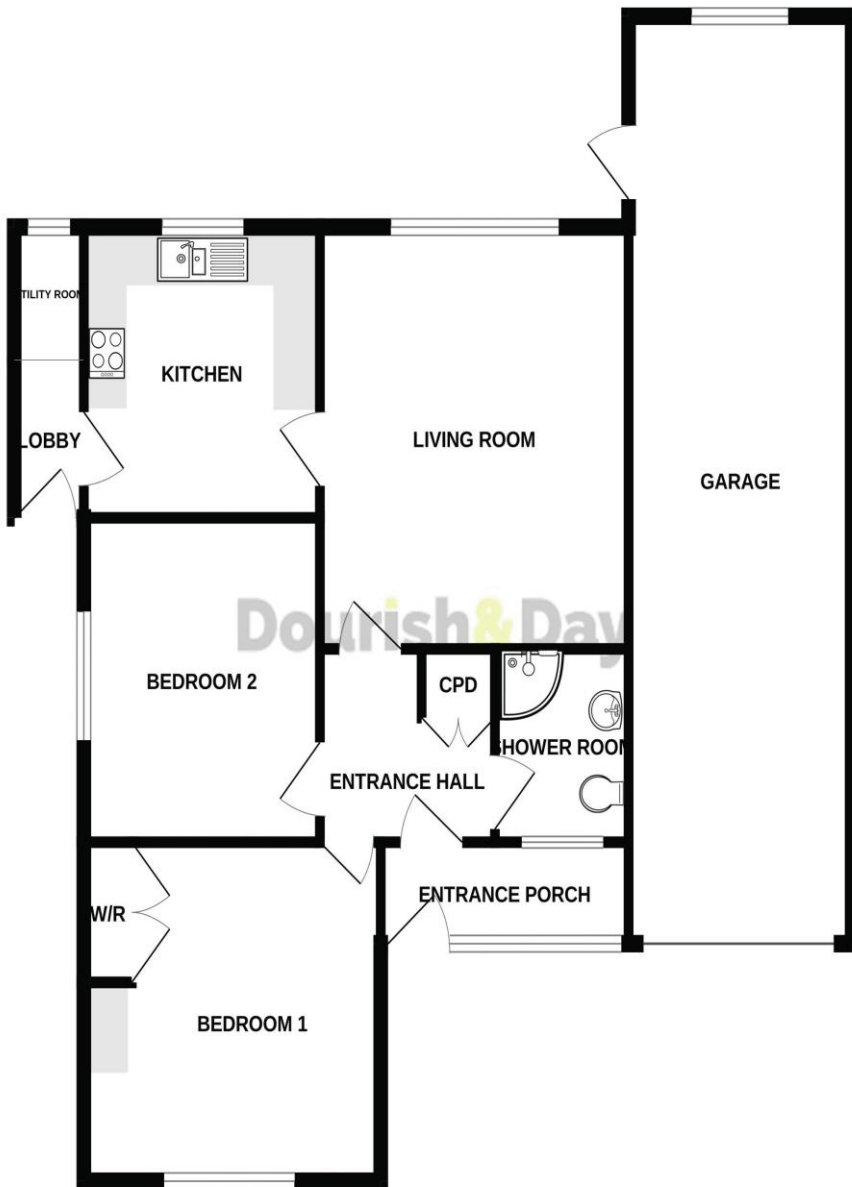
## Outside Rear

Having a paved seating area which is then approached over a large manicured lawned garden which has an array of different flowers and mature shrubs & trees. There is a rear greenhouse with planting bed area. The garden also gives beautiful views of rural countryside.





GROUND FLOOR  
940 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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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