



Offers Over £350,000

 TENURE: **Freehold**

 EPC RATING: **D**

 COUNCIL TAX BAND: **D**

## Derrington Stafford

Billington Lane Derrington  
Stafford Staffordshire



*If you've been tirelessly browsing Rightmove for the perfect bungalow, your search ends here with this stunning bungalow on Billington Lane.*

Recently modernised throughout, this property boasts an incredibly spacious layout. It features a welcoming entrance hall, a living room with a log burning stove and Bi-folding doors leading to the garden, two double bedrooms, a modern fitted bathroom, and a spectacular open plan kitchen/dining/family room with a beautifully fitted kitchen. Externally, the property is set on a gorgeous garden plot with well-maintained front and rear gardens. There is rear access to the garden, allowing for off-street parking and access to the garage. Located in the historic and popular village of Derrington, one of the closest villages to Stafford town centre, you can enjoy the charm of country living with the convenience of the county town. The village also features the Millennium Green, a natural open space perfect for nature enthusiasts, and an old railway line providing beautiful walking paths.

- Spacious, Modernised Bungalow
- Welcoming Entrance Hall; Inviting First Impression
- Living room With Log Stove & Bi-Folding Doors
- Two Double Bedrooms & Contemporary Bathroom
- Open Plan Kitchen/Dining/Family Room
- Beautifully Maintained Gardens, Parking & Garage

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed through a stylish composite double glazed entrance door, and having access to loft space via a drop down ladder, wooden flooring, two useful storage cupboards, and a radiator.

## Living Room 18' 3" x 12' 0" (5.55m x 3.65m)

A beautiful, bright & spacious reception room, that features a cast iron log stove set onto a slate hearth, wooden flooring, a radiator, a double glazed window to the side elevation, and double glazed bi-folding doors leading out into the rear garden.

## Kitchen, Dining & Family Space 21' 2" x 10' 8" (6.44m x 3.25m)

A spectacular extended room that features a kitchen area that is fitted with a contemporary range of wall, base & drawer units with fitted quartz work surfaces over, and incorporating an inset 1.5 bowl sink with mixer tap over, and an array of integrated appliances that include, oven, a microwave oven, a 4-ring gas hob with extractor hood above, and spaces for additional appliances. The room also features recessed downlights, tiled flooring, a radiator, two double glazed windows, a double glazed door leading out into the garden, and an internal double glazed door leading through into the side porch.



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**Side Porch** 13' 10" x 4' 7" (4.22m x 1.39m)

Having double glazed windows, and two double glazed access doors, and tiled flooring.

**Bedroom One** 11' 11" x 12' 0" (3.64m x 3.65m)

A lovely double bedroom, that features double glazed windows to both the front & side elevations, and a radiator.

**Bedroom Two** 10' 11" x 10' 11" (3.33m x 3.34m)

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

**Bathroom** 8' 7" x 5' 5" (2.62m x 1.66m)

Fitted with a modern contemporary styled suite which includes a low-level WC, a wash hand basin with storage beneath & mirror above, and a panelled bath with centre-fill mixer taps and a shower over. The room also benefits from having a chrome towel radiator, wood effect flooring, recessed downlights, and a double glazed window to the side elevation.

**Outside Front**

The property is approached via steps to the front which reveals a well established front garden which features a well kept lawn with a variety of well stocked established flowerbeds, and a pathway leading to the main entrance door.

**Outside Rear**

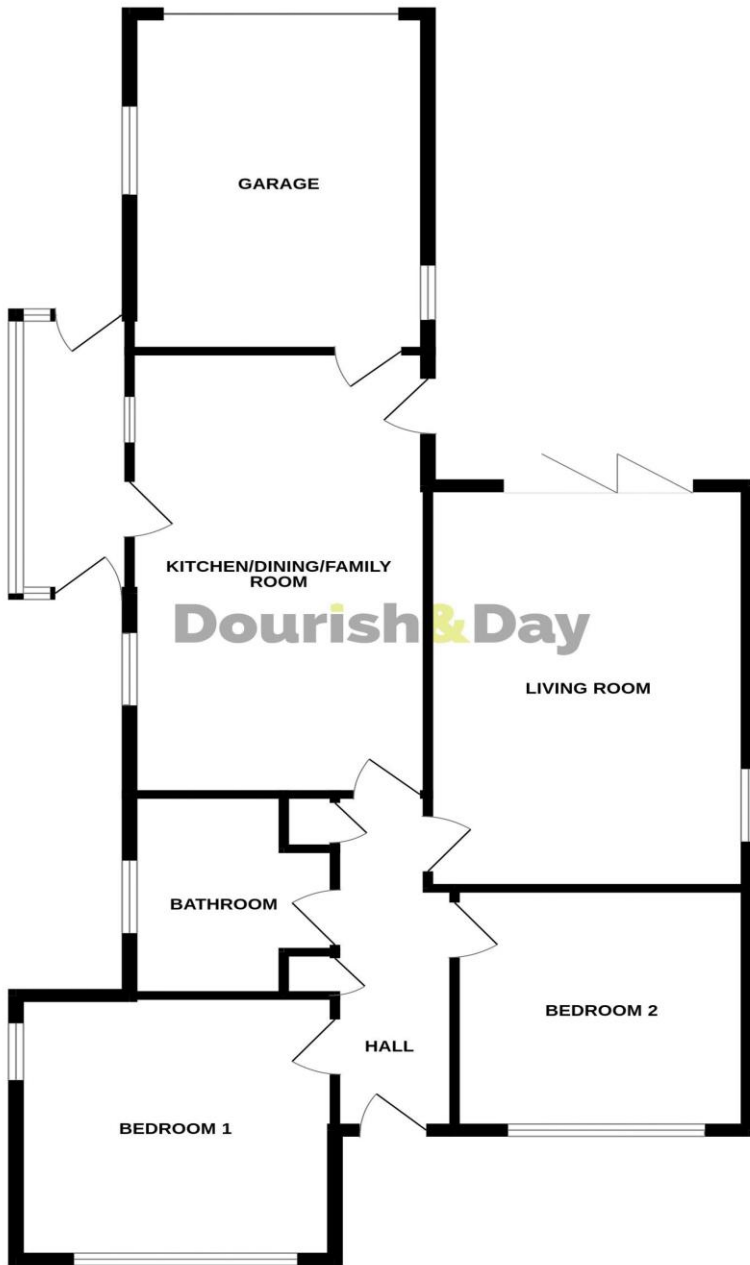
An enclosed garden, offering a good degree of privacy, having a rear gated vehicle access for off-street parking, and garage. The rear garden itself featuring a lawned garden area & patio.

**Garage** 15' 5" x 11' 2" (4.71m x 3.41m)

A single garage connected to the rear of the bungalow with an internal door leading into the kitchen. There are two double glazed windows, and the garage benefits from having both power & lighting installed.

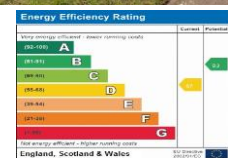


GROUND FLOOR



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