



£295,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

## Kingston Hill Stafford

Avon Rise Kingston Hill  
Stafford Staffordshire



*Ascend to the summit of comfort with this spacious two-bedroom detached bungalow perched on Kingston Hill.*

This well-presented home offers the perfect blend of convenience and charm. Situated in a highly desirable area near Stafford's town centre, with its abundance of shops, amenities, and mainline train station, this property promises a lifestyle of ease and accessibility. Step inside to discover an inviting entrance hall leading to a cozy living room, a versatile dining room, a well-appointed kitchen, and a delightful conservatory—perfect for enjoying the surrounding views. Two double bedrooms offer ample space for rest and relaxation, while a convenient shower room completes the interior layout. Don't miss the chance to make this coveted property your own! With its desirable location and appealing features, this home is sure to attract attention. Act quickly and call us to schedule your viewing appointment today. Your hilltop haven awaits!

- Two Bedroom Detached Bungalow
- Well Presented Throughout
- Two Double Bedrooms & Conservatory
- Living Room, Dining Room, & Kitchen
- Off Road Parking & Single Garage & Private Rear Garden
- Close To Stafford's Town Centre & Mainline Train Station

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 double glazed windows to side elevation and giving access to the Entrance Hallway via a further double glazed door.

## Entrance Hallway

Having an airing cupboard, storage cupboard, loft access, radiator & internal door(s) off, providing access to;

## Living Room 11' 6" x 16' 1" (3.50m x 4.89m)

Having a gas fire set into a granite surround on a matching hearth, double glazed bay window to front elevation & radiator.

## Dining Room 8' 2" x 8' 11" (2.48m x 2.73m)

Having a serving hatch into Kitchen, radiator & double glazed sliding door to rear elevation.



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## **Kitchen** 9' 7" x 10' 5" (2.92m x 3.18m)

Fitted with a range of wall, base & drawer units with work surfaces over incorporating an inset sink unit with mixer taps, and appliances including a double oven, induction hob with a double width hood over, & fridge. There is tiled splashbacks, tiled flooring, radiator, a glazed window & double glazed door leading into the Conservatory.



## **Conservatory** 7' 8" x 18' 9" (2.33m x 5.72m)

A brick based conservatory with double glazed windows & door to the rear elevation.

## **Bedroom One** 10' 10" x 12' 9" (3.31m x 3.88m)

Having a full length fitted wardrobe, radiator & double glazed bow window to front elevation.



## **Bedroom Two** 10' 2" x 9' 11" (3.09m x 3.01m)

Having a radiator & double glazed window to rear elevation.

## **Shower Room** 6' 1" x 6' 1" (1.86m x 1.86m)

Fitted with a suite comprising WC, wash hand basin & shower cubicle. There is tiled walls & flooring, chrome towel radiator & double glazed window to rear elevation.



## **Outside Front**

The property is approached over a block paved driveway providing off-street parking for vehicles and access to the side entrance & garage. There is a feature gravelled area to the front with a small brick wall.

## **Garage** 21' 3" x 7' 2" (6.48m x 2.18m)

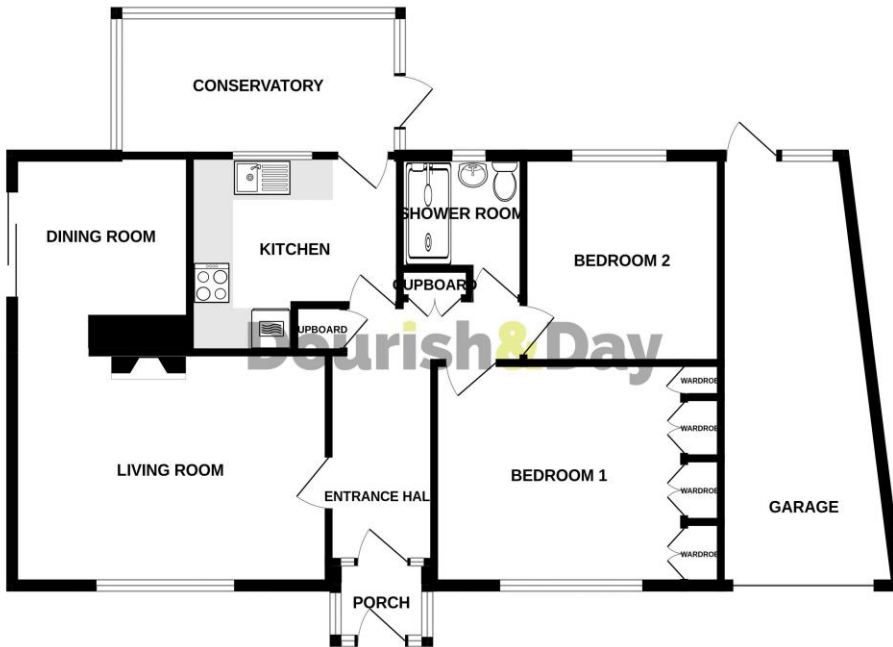
A single garage having an electrically operated roller shutter garage door, a double glazed door to the rear elevation, power & lighting.

## **Outside Rear**

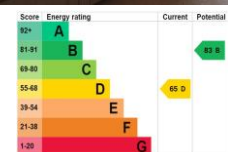
There is a lawned garden with a block paved patio area to the side and at the end of the lawned area there is a paved seating area. Steps from here lead to a gravelled area which also provides a further seating area with shrubs.



## GROUND 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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