



£375,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

Brocton Stafford

Sawpit Lane Brocton
Stafford Staffordshire



Step inside this four-bedroom detached Dormer bungalow and prepare to be amazed—it's like stepping into the Tardis from Doctor Who! Tucked away in the sought-after area of Brocton, this spacious bungalow offers more than meets the eye and is conveniently close to the stunning Cannock Chase.

Upon entering, you'll be greeted by an inviting entrance hall leading to a cozy living room, a formal dining room, and a well-appointed kitchen. Two double bedrooms and a family bathroom on the ground floor provide comfort and convenience. Ascend to the first floor and discover two additional double bedrooms, one with its own ensuite bathroom, offering ample space for rest and relaxation. Outside, the property impresses with a large driveway and a mature, lawned private garden—ideal for outdoor gatherings or simply enjoying the tranquillity of your surroundings. If you're on the hunt for your forever home, look no further—schedule your viewing appointment today.

- Four Bedroom Detached Dormer Bungalow
- Four Spacious Double Bedrooms
- Living Room, Dining Room & Kitchen
- Driveway & Large Private Rear Garden
- Located In A Highly Desirable Area
- Close To Cannock Chase

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Entrance Hallway

Accessed through an entrance door, with stairs off, rising to the first floor landing & accommodation, and a radiator.

Dining Room 10' 11" x 9' 11" (3.34m x 3.03m)

Having a radiator & double glazed window to the side elevation,

Kitchen 14' 11" x 10' 3" (4.55m x 3.13m)

Accessed from the dining room, and featuring a matching range of fitted wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drainers with chrome mixer tap over, and a range of cooking appliances including oven & 4-ring gas hob with under-counter space(s) & plumbing for further appliance(s). The room also benefits from having tiled flooring, a radiator, and a double glazed window to the rear elevation, and a glazed door leading to the rear elevation. The kitchen also accommodates a wall mounted gas central heating boiler.

Living Room 14' 6" x 14' 7" (4.43m x 4.44m)

A spacious living room having two radiator & double glazed sliding door to the rear elevation.



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Bedroom One 13' 5" x 10' 7" (4.09m x 3.23m)

A double bedroom, having a radiator & double glazed bow window to the front elevation.

Bedroom Two 13' 4" x 10' 6" (4.06m x 3.19m)

A spacious second double bedroom, having a radiator & double glazed window to the side elevation, and a double glazed bay window to the front elevation.

Bathroom 10' 11" x 7' 10" (3.32m x 2.39m)

Fitted with a white suite comprising of a panelled bath with screen & chrome mixer tap and mixer shower attachment over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. The room also benefits from having part-tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Landing

Having loft access, and a glazed skylight window to the side elevation.

Bedroom Three 9' 3" x 14' 3" (2.81m x 4.35m)

A third double bedroom, having storage within with eaves, skylight windows to both the side & rear elevation, radiator, and door to en-suite.

En-suite (Bedroom Three) 7' 7" x 4' 6" (2.31m x 1.37m)

Fitted with a white suite comprising of a walk-in shower cubicle, a wash hand basin set into top with chrome taps & storage beneath and a low-level WC. The room also benefits from splashback tiling to the walls, vinyl flooring & radiator.

Bedroom Four 8' 9" x 14' 4" (2.67m x 4.37m)

A double bedroom, having storage within the eaves, radiator, a double glazed window to the front elevation, and a skylight window to the side elevation.

Outside Front

The property is approached over a large block paved driveway providing off-street vehicle parking and access to the front entrance door. There are a variety of matured trees & hedging to the side border, and access to the rear garden can be gained from the right side of the property.

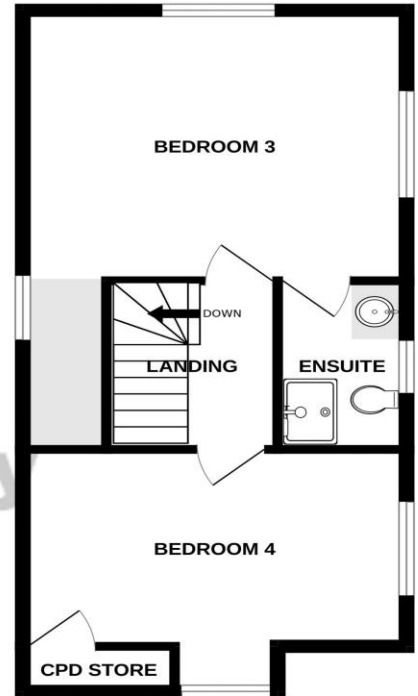
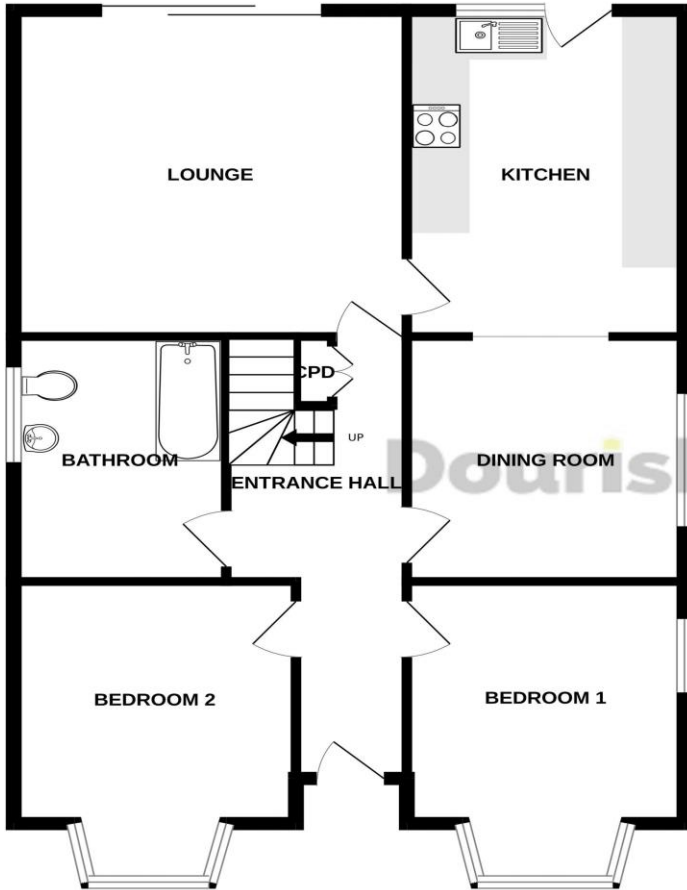
Outside Rear

A private & enclosed rear garden featuring a paved seating area leading onto a mature lawned garden area with an array & variety of mature shrubs. The garden includes a useful garden shed providing ample additional storage as well as a summer house for relaxation.



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.

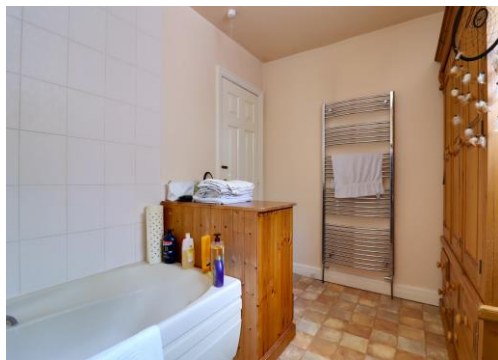
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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