



£440,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Walton-on-the-Hill Stafford

The Crescent Walton-on-the-Hill
Stafford Staffordshire



Located in the ever popular area of Walton on the Hill, positioned within Cannock Chase and Milford Common both areas of Outstanding Natural Beauty & Excellent schooling we are excited to present this beautiful detached dormer bungalow. Having undergone extensive renovation this stunning property really does stand out from all of the rest.

The bungalow comprises of two double bedrooms, a superb family bathroom, utility, as well as an impressive kitchen/diner and lounge with a large conservatory all to the ground floor. Furthermore to the first floor there is a master bedroom with ample storage and ensuite. As well as the high internal spec this property is positioned on a generous sized plot with ample parking, garage, separate lawned areas. This spacious property (Approx 120sqm) has previously had planning permission to extend, which would need to be re applied for, should you require further living space.

- Beautifully Presented Throughout Detached Bungalow
- Located In A Highly Desirable Area With Outstanding Schools
- Contemporary Living Room & Family Bathroom
- Open Plan Kitchen/Dining Room With A Large Conservatory
- Generous Sized Plot & Off Road Parking With A Garage
- Located Close To Cannock Chase With A Short Drive To Stafford

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 Hallway

Imposing and generous entrance hall with oak flooring, solid oak doors and radiator.

Lounge 13' 5" x 11' 8" (4.1m x 3.56m)

Having a radiator, feature wood burning fire and walk-in bay window to front.

Ground Floor Bedroom One 13' 6" x 9' 9" (4.11m x 2.98m)

Having two useful storage cupboards with oak doors, gas central heating boiler, radiator and walk-in bay window to front.

Ground Floor Bedroom Two 10' 10" x 10' 5" (3.30m x 3.17m)

Having a radiator, storage cupboard and two windows to the rear.

Restyled Contemporary Bathroom 7' 9" x 7' 5" (2.36m x 2.26m)

Having a bath and separate shower cubicle, vanity wash hand basin, part tiled walls, towel radiator, WC, storage cupboard and window to the rear.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Open Living Space/Kitchen 24' 6" x 11' 1" (7.47m x 3.39m)

Restyled open plan kitchen/living space with base and eye level units with fitted work surfaces, sink unit, fitted oven and hob, fitted dishwasher, two radiators and French doors leading to the conservatory, engineered wood flooring, ceiling spotlights and stairs to the first floor and double glazed windows to the side elevation.

Conservatory 11' 1" x 15' 4" (3.37m x 4.68m)

A newly fitted conservatory featuring a separate utility area with plumbing for appliances and having engineered wood flooring and double glazed French doors leading to the garden.

Utility Area

Having engineered wood flooring and spaces for a washing machine and a dryer.

First Floor Bedroom 14' 5" x 11' 0" (4.4m x 3.35m)

Having two skylights, a radiator, useful storage to eaves and door to;

En-suite Shower Room

Restyled shower room with a shower cubicle, vanity wash hand basin, WC, tiled floor, part tiled walls and a towel radiator.

Outside

A generous plot with gated access, separate lawn areas, vegetable plot area, driveway providing ample off road parking and a landscaped seating area with paving.

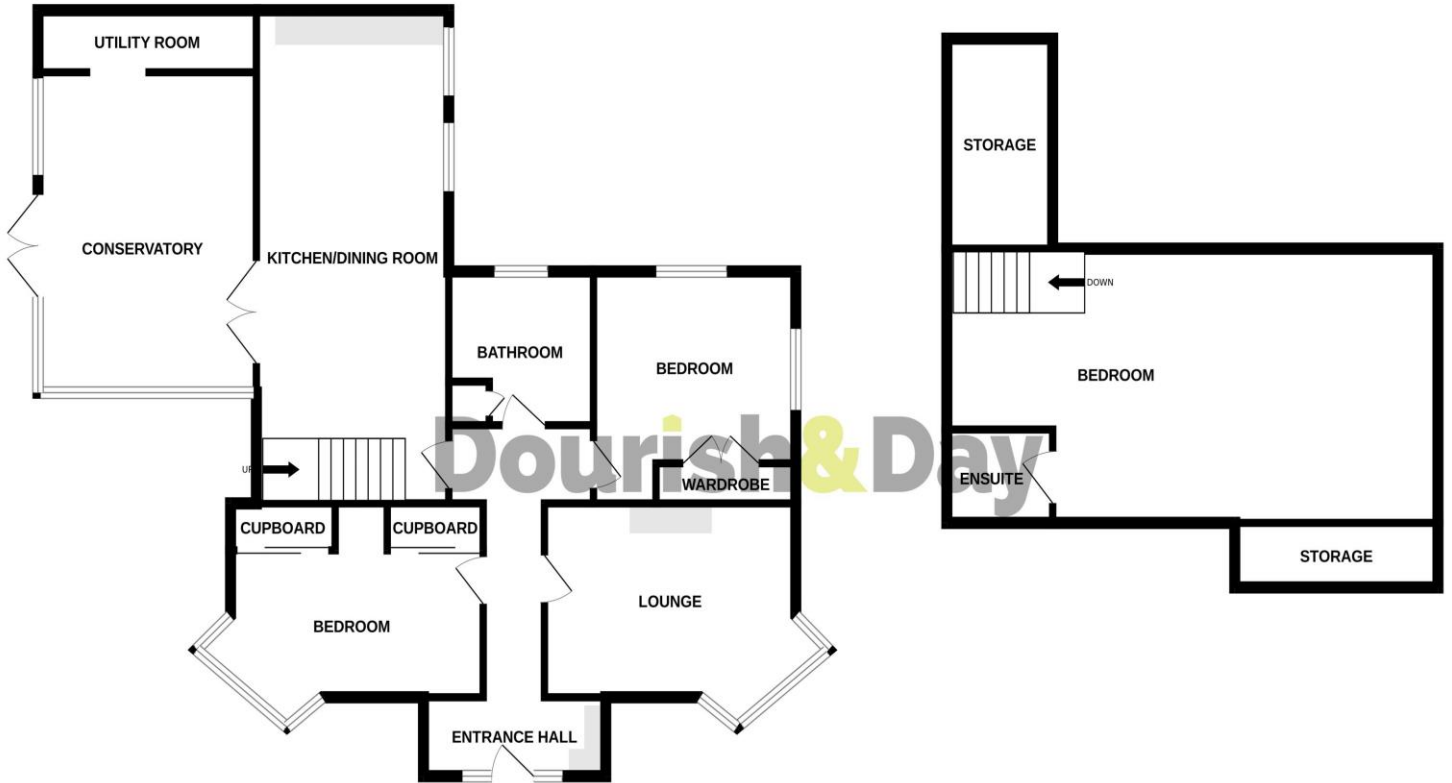
Garage 15' 6" x 8' 7" (4.72m x 2.62m)

Detached garage having door to front and side access door.



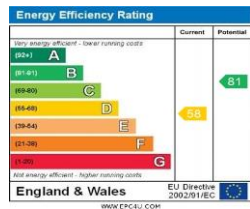
GROUND FLOOR

1ST FLOOR



32 THE CRESCENT, WALTON ON THE HILL, ST17 0JZ

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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk