



£420,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: D

## Weeping Cross Stafford

Portleven Close Weeping Cross  
Stafford Staffordshire



**Introducing this well-presented three-bedroom detached bungalow in the highly desirable Weeping Cross area. Positioned at the end of a cul-de-sac, this property offers exceptional privacy and convenience.**

The interior comprises an entrance hall, a utility room, a comfortable living room, and a spacious kitchen/breakfast area. The conservatory provides additional living space, perfect for relaxation or entertaining. The bungalow features three double bedrooms, including a master bedroom with an ensuite, and a family bathroom. Externally, the property is approached via a large driveway providing ample off-road parking for several vehicles. It also includes an integral garage and a generously sized private rear garden, ideal for outdoor activities and leisure. With the added benefit of No Upward Chain, this property is a fantastic opportunity for discerning buyers. Don't miss out—call us today to arrange your viewing appointment and secure this excellent home!

- Well Presented Detached Bungalow
- Three Double Bedrooms With Ensuite To Master
- Living Room, Kitchen/Breakfast & Conservatory
- Driveway, Garage & Large Private Garden
- Located In A Highly Desirable Location
- No Upward Chain

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 Hall

Being accessed through a composite entrance door and having access to loft space and under floor heating.

## Utility 5' 7" x 4' 7" (1.71m x 1.40m)

Having fitted base units with wooden work surface with an inset stainless steel single bowl sink unit with chrome mixer tap. Space for appliances and tiled floor.

## Living Room 12' 2" x 12' 6" (3.71m x 3.82m)

Having a gas fire set on a granite hearth with matching surround, under floor heating and double glazed window to the rear elevation.

## Breakfast Kitchen 15' 11" x 10' 1" (4.86m x 3.08m)

Having a range of matching units extending to base and eye level and fitted wooden work surfaces with inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over, dishwasher and fridge/freezer. Tiled floor with under floor heating, double glazed window to the side elevation and double glazed double doors leading to:



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## **Conservatory** 10' 6" x 10' 11" (3.19m x 3.32m)

Of brick base construction with double glazed windows, under floor heating and double glazed double doors giving views and access to the rear garden.

## **Bedroom One** 14' 11" max x 12' 6" (4.54m max x 3.81m)

A generous sized main bedroom having under floor heating and double glazed window to the front elevation.

## **Ensuite Shower Room** 5' 8" x 6' 4" (1.72m x 1.92m)

Having a white suite comprising of a shower cubicle with glazed screen and fitted shower, vanity style wash hand basin with chrome mixer tap and cupboard beneath and close coupled WC. Part tiled walls, tiled floor, chrome towel radiator and double glazed window to the side elevation.

## **Bedroom Two** 10' 6" x 10' 1" (3.19m x 3.07m)

A second double bedroom having under floor heating and double glazed window to the front elevation.

## **Bedroom Three** 10' 8" x 8' 9" (3.26m x 2.66m)

Yet again, a further double bedroom having under floor heating and double glazed window to the front elevation.

## **Family Bathroom** 6' 3" x 10' 1" (1.90m x 3.08m)

Having a white suite which includes a panelled bath with chrome mixer tap, separate shower cubicle with glazed screen and mains shower, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Tiled walls, tiled floor with under floor heating and double glazed window to the side elevation.

## **Outside - Front**

The bungalow is approached over a large driveway which provides ample off-road parking. There are mature shrubs and the drive leads to the entrance door and to the garage. Gated side access leads to the rear garden.

## **Garage** 17' 3" x 9' 0" (5.25m x 2.75m)

Having an up and over door, additional access to loft space, wall mounted gas central heating boiler, power, lighting and double glazed window to the side elevation.

## **Outside - Rear**

Having a paved seating area overlooking the remainder of the garden which is mainly laid to lawn with a variety of beds with a variety of shrubs and plants. The garden shed is included in the sale and the garden is enclosed by panel fencing.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained hereof, the position of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no responsibility is taken for their operability or efficiency can be given. Made with Metropix ©2024



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