



£290,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

Holmcroft Stafford

Bramall Close Holmcroft
Stafford Staffordshire



YOU'RE IN FOR A TREAT!.. As soon as you pull up outside this delightful two-bedroom bungalow! Not only has this spacious detached property been decorated to a fantastic standard throughout, but it is also located within a highly sought after area, which provides excellent nearby amenities and commuter links such as the M6 motorway.

Heading inside you will be amazed by the space on offer and the excellent well-designed layout which comprises an entrance porch, hallway, living room, conservatory, kitchen, utility room, modern fitted bath/shower room, two double bedrooms with the principal bedroom benefitting from an En-suite WC. Externally this particular bungalow occupies a gorgeous garden plot within a quiet cul-de-sac and features a lawned front garden and large driveway which sits in front of the larger than average garage that has an electric roller shutter door. Whilst the rear garden is equally as impressive with a lawned garden, paved seating areas and well stocked gravelled planting beds.

- Exceptional Detached Bungalow
- Quiet Cul-De-Sac Position
- Large Living Room & Conservatory
- Kitchen & Utility Room
- Two Double Bedrooms, Bathroom & En-Suite WC
- Driveway, Garage & Well Kept Gardens

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 via a double glazed entrance door, featuring double glazed windows, and a further internal door leading through into the Entrance Hallway.

Entrance Hallway

A welcoming reception hallway with access to loft space via loft ladders and internal doors off, providing access to;

Living Room 19' 10" x 11' 8" (6.05m x 3.56m)

A large & bright reception room that features a living flame gas fire set within a decorative surround with marble hearth, two radiators, and having double glazed sliding patio doors leading out into the Conservatory.

Conservatory 10' 0" x 9' 9" (3.05m x 2.98m)

A beautiful brick based double glazed conservatory, featuring tiled flooring, radiator, and a sliding door providing views and access out to the rear garden.

Kitchen 10' 6" x 10' 3" (3.21m x 3.13m)

Featuring a modern range of matching fitted wall, base & drawer units with fitted work surfaces over, and extend to form a breakfast bar area, and incorporates an inset 1.5 bowl sink with drainer & mixer tap, and appliances which include an integrated oven, hob with extractor above, fridge/freezer & a dishwasher. In addition, there is recessed ceiling downlights throughout.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

ceramic tiling to the floor, a radiator, and a double glazed window to the front elevation.

Utility Room 7' 3" x 5' 3" (2.22m x 1.61m)

Fitted with matching wall & base units with a fitted work surface over, incorporating an inset sink with drainer & mixer tap, and having spaces beneath for appliances. In addition, there is a wall mounted gas central heating boiler, ceramic tiled flooring, a radiator, and a double glazed window to the side elevation.



Bedroom One 16' 0" x 10' 3" (4.87m x 3.12m) (maximum length, measured INTO bay window recess)

A great sized double bedroom which features a double glazed walk-in bay window to the front elevation, radiator, and a further internal door leading through to the En-suite WC.

En-suite (Bedroom One) 2' 11" x 5' 0" (0.89m x 1.53m)

Fitted with a white suite which comprises of a low-level WC, and a wash hand basin. In addition, there is tile effect flooring, a radiator, and a double glazed window to the side elevation.



Bedroom Two 10' 11" x 7' 8" (3.33m x 2.33m)

A second double bedroom which has a double glazed window to the rear elevation, and a radiator.



Bathroom 10' 11" x 6' 7" (3.33m x 2.0m)

Fitted with a suite which comprises of a low-level WC, a pedestal wash basin, a panelled bath, and featuring a large double shower cubicle housing a mains-fed mixer shower over. In addition, there is tile effect flooring, an electrical shaver point, radiator, and a double glazed window to the rear elevation.

Outside Front

The bungalow occupies an exceptional plot, and is approached over a large driveway which provides ample off-street parking, and also having a beautifully maintained lawned garden.

Garage 16' 10" x 10' 10" (5.14m x 3.31m)

A larger than average single garage featuring an electrically operated roller shutter access door to the front elevation, and having a further internal door leading to/from the Entrance Hallway, and a double glazed window & pedestrian access door to the rear elevation leading to/from the rear garden. There is also an access hatch to the loft space with a useful pull-down ladder, and the garage also benefits from having both power & lighting installed.

Outside Rear

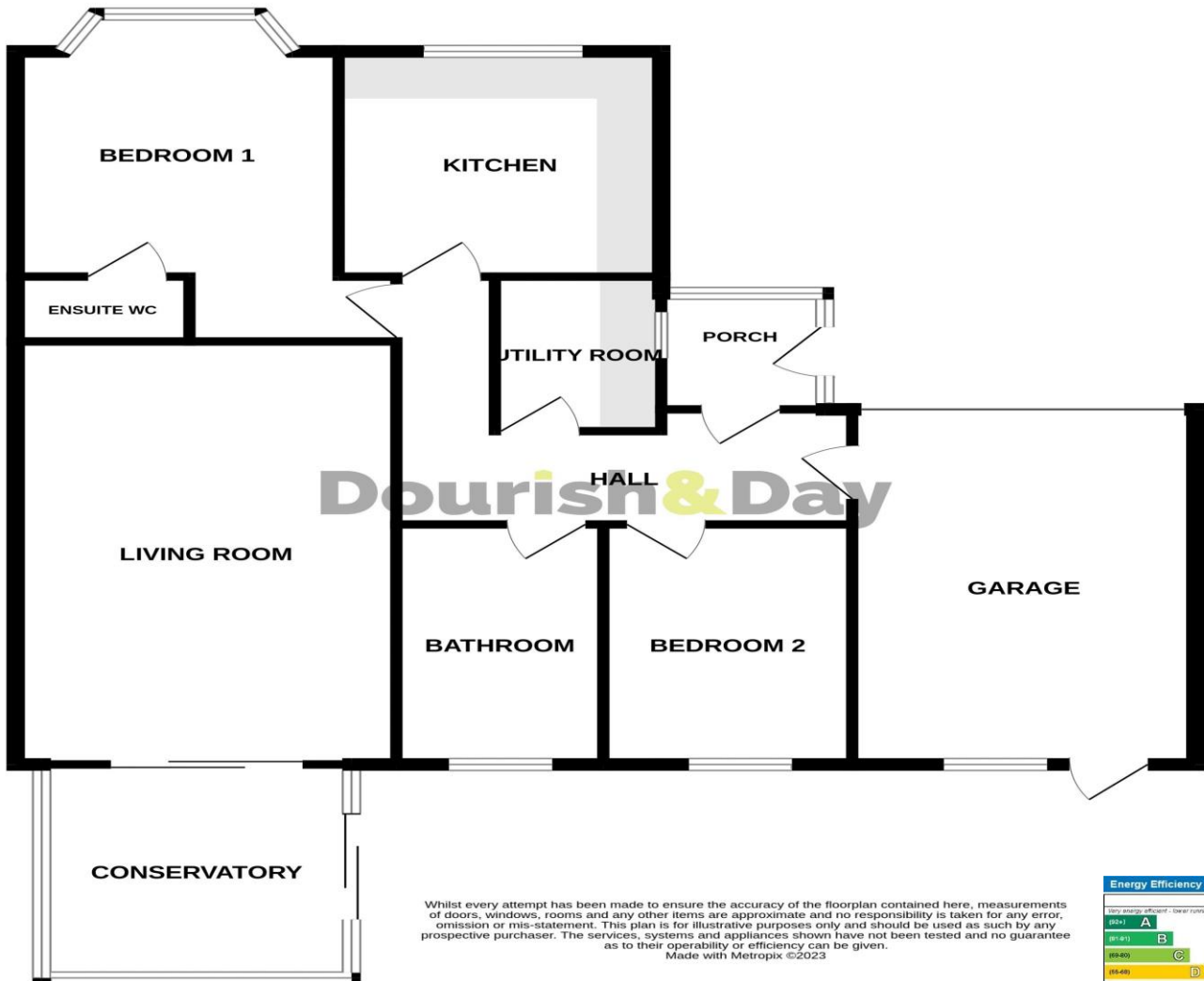
A further beautifully maintained & enclosed rear garden featuring a good sized patio seating area & a shaped lawned garden area, and includes a useful garden shed & greenhouse within the property sale.

Agents Note

The doors within the bungalow are a suitable width for wheelchair users and a ramp leads to the entrance door.



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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		8.4
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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