



£235,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: C

## Highfields Stafford

Matthews Road Highfields  
Stafford Staffordshire

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***Large bungalows just don't tend to come to the market very often, but here we have a particularly spacious property ready for the lucky purchaser to move straight in!***

Sitting on a generous plot, with ample parking and a good-sized garden, the bungalow includes an entrance hall, large L-shaped lounge/diner, modern kitchen, conservatory, three bedrooms and a luxury fitted shower room. Outside, the frontage features a driveway with parking for up to approximately six vehicles which in turn leads to a covered carport. The low maintenance garden is mainly paved and perfect for owners who love potting their plants. Book in a viewing today, and I can assure you that you will not be left disappointed with the sheer amount of space on offer.

- Substantial Detached Bungalow
- Large L-Shaped Lounge/Diner & Modern Kitchen
- Large Conservatory
- Three Bedrooms & Luxury Shower Room
- Large Driveway & Carport
- Low Maintenance Garden

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

Accessed through a double glazed entrance door, and having an access point to the loft space, a useful recessed storage cupboard, radiator, and internal doors off, to;

## Lounge & Dining Area 16' 9" x 19' 3" (5.10m x 5.88m) (maximum measurements)

A large & bright dual aspect L-shaped reception room, featuring a cast-iron stove set within a focal surround, two radiators, two double glazed bow windows to the front elevation, and a further two double glazed windows to the side elevation.

## Kitchen 8' 5" x 8' 7" (2.57m x 2.62m)

Fitted with a modern & matching range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap. Integrated appliances include; eye-level electric oven/grill, electric hob with extractor hood over, and fridge/freezer, and space for a washing machine. In addition, there is a wall mounted gas central heating boiler, tile effect flooring, inset ceiling spotlighting, and a double glazed window to the side elevation.



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**Bedroom One** 11' 3" x 10' 0" (3.43m x 3.06m) (measured INTO fitted wardrobes)  
A double bedroom, featuring fitted wardrobes, and having double glazed double doors leading to the Conservatory, and a radiator.

**Bedroom Two** 12' 2" x 9' 0" (3.70m x 2.75m)  
A second double bedroom, having double glazed double doors leading to the Conservatory, and radiator.

**Bedroom Three** 18' 11" x 7' 9" (5.76m x 2.37m)  
A third double bedroom, having recessed ceiling downlights, radiator, and a double glazed window to the rear elevation.

**Conservatory** 7' 7" x 17' 4" (2.32m x 5.28m)  
A UPVC double glazed conservatory, having a radiator, and double glazed double doors providing access and views of the rear garden.

**Shower Room** 7' 6" x 6' 11" (2.29m x 2.12m)  
Fitted with a modern white suite, comprising of a low-level WC, a wash hand basin with chrome mixer tap, and a double walk-in shower cubicle housing an electric shower. In addition, there is a range of fitted bathroom cupboards, ceramic tiled walls, ceramic tiled flooring, inset ceiling downlighting, radiator, and a double glazed window to the side elevation.

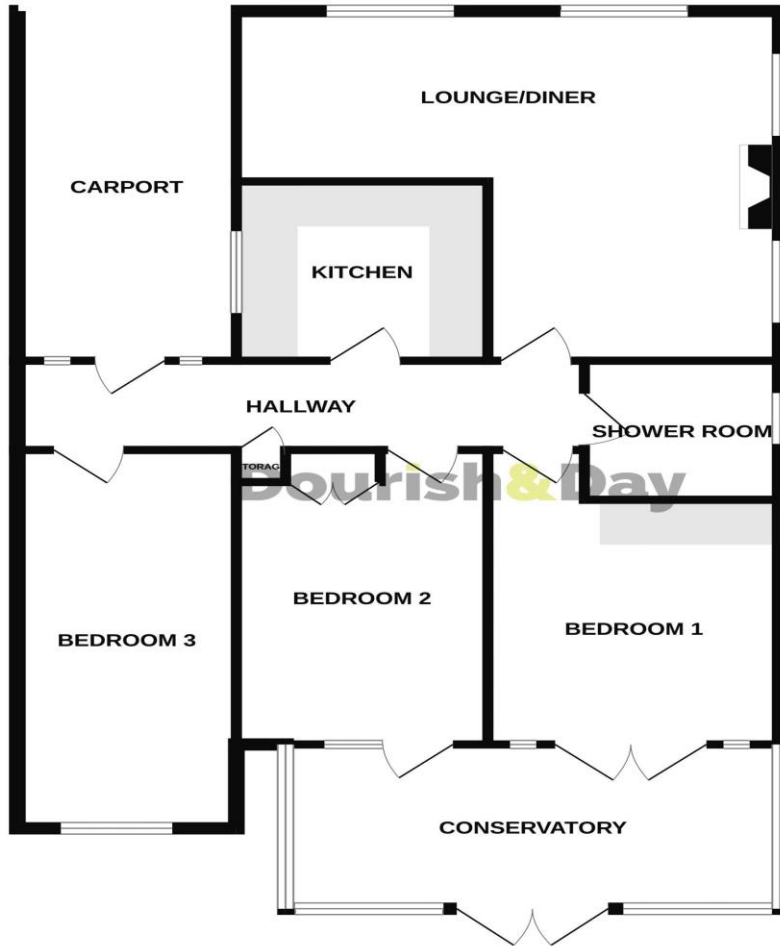
**Outside Front**  
The property is approached over a large block paved driveway, providing ample off-road parking for up to six vehicles, and continuing to the Carport at the side of the property.

**Outside Rear**  
A low maintenance rear garden which is mainly paved, having a decked seating area, wood store, and an open timber constructed Summer House.





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		83
B	(69-80)		
C	(55-68)	58	
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		

Full energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC  
www.ec.europa.eu

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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