



£450,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Aston-by-Doxey Stafford

Aston Hill Aston-by-Doxey
Stafford Staffordshire

🛏️ **2** 🚿 **1** 🛋️ **1**

If you're after a detached bungalow on a large plot with rural views yet only a few minutes drive in Stafford Town Centre then this spacious two double bedroom detached bungalow could just be ticket, the property does require some modernisation but offers superb potential for further improvement and development subject to the necessary planning consent, the property also benefits from a ground source heat pump.

Internally, comprising of an entrance hallway, large lounge/dining room, breakfast kitchen, storeroom, two good sized double bedrooms and shower room. Externally the property has an in and out driveway which provides off road parking for numerous vehicles, a single integrated garage and a large private garden.

- Spacious Two Bedroom Detached Bungalow
- Breakfast Kitchen & Large Lounge Diner
- Large Private Garden & Ample Off-Road Parking
- Rural Views, Yet Close To Stafford Town Centre
- Some Modernisation Required
- Excellent Potential To Extend Subject To Planning

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, having quarry tiled flooring, door to a spacious built-in storage cupboard, and internal doors off, providing access to;

Guest WC

Having a low-level WC, quarry tiled flooring, ceramic tiled walls, and double glazed window to the front elevation.

Kitchen 12' 1" x 10' 2" (3.68m x 3.11m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to two sides, and a matching separate breakfast bar area. There is an inset composite 1.5 bowl sink/drainers with chrome mixer tap above, and fitted/integrated appliances which include; single electric oven/grill, and a 4-ring electric hob & concealed extractor above with space(s) to accommodate further kitchen appliance(s). There is bevelled edge ceramic splashback tiling to the walls, ceramic tiled flooring, two radiators, a double glazed window to the rear elevation, and door to a spacious walk-in Pantry which has ceramic tiled flooring, and a double glazed window to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Inner Hallway

Having glazed door into Porch, and double glazed door to the rear elevation, There is wood block flooring, a built-in cloaks cupboard, and internal doors off, providing access to:

Lounge/Diner 13' 11" x 23' 5" (4.25m x 7.14m)

A substantial living room & dining area which features a cast-iron multi-fuel burner set into a fire surround, a large double glazed bay window to the front elevation, a double glazed window to the side elevation, and two radiators.

Bedroom One 17' 9" x 12' 6" (5.40m x 3.82m)

A spacious double bedroom having pleasant rural views to the front & side elevations through double glazed windows, and two radiators.

Bedroom Two 11' 2" x 12' 6" (3.4m x 3.80m)

A second spacious double bedroom having built-in wardrobes, radiator, and a double glazed window to the rear elevation, again enjoying pleasant rural views.

Shower Room 5' 10" x 7' 4" (1.77m x 2.23m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a ceramic tiled shower cubicle housing an electric shower. There is ceramic tiling to the floor, ceramic tiled walls, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits on a large plot and is approached over a long gravelled driveway providing ample off-road parking and access to the front entrance door. There is large lawned garden to the side of the driveway with a variety of established plants/shrubs.

Outside Rear

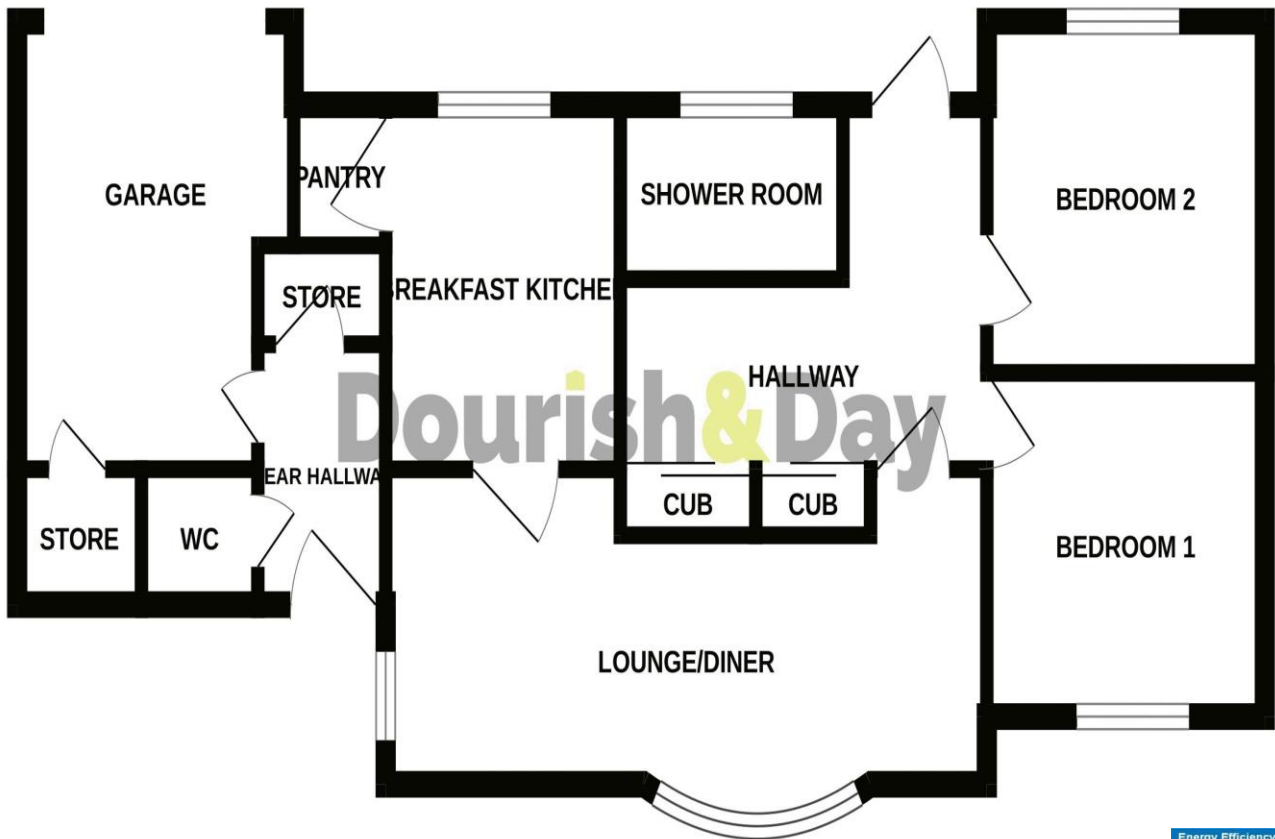
Accessed through an additional 5-bar gate, the gravelled driveway continues, and provides additional off-road parking, and access to the Garage.

Garage 16' 9" x 12' 4" (5.10m x 3.76m) maximum width measurement

Accessed through an up and over garage door to the front elevation, an internal door to an additional storage area/room, and benefits from having both power & lighting installed.



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 ©2024

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
			78
			60

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