



Offers Over £300,000

KEY TENURE: **Freehold**

☰ EPC RATING: **D**

£ COUNCIL TAX BAND: **C**

## Trinity Fields Stafford

Berry Road Trinity Fields  
Stafford Staffordshire



*Are you in search for a bungalow which needs little to no work? Looking to downsize? Then this three-bedroom detached bungalow might be perfect for you! Located in Trinity Fields being close to array of local shops and amenities and only being a short drive to Stafford's town centre which has a mainline train station and is close to the M6.*

Internally, comprising of an entrance hall, Living/dining room, kitchen, three bedrooms and a bathroom. Externally, the property has a driveway providing ample off road parking or several vehicles and a garage with a good size private rear garden. So, Don't miss out on this opportunity to secure this beautiful bungalow! Call us today to arrange your viewing appointment.

- Three Bedroom Detached Bungalow
- Living/Dining Room & Kitchen
- Three Good Size Bedrooms & Bathroom
- Driveway, Garage & Private Rear Garden
- Close to Local Shops & Amenities
- Close To Stafford Town & Mainline Train Station & M6

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 composite entrance door, having tiled flooring, and internal door(s) off, providing access to:

## Living Room & Dining Space 20' 6" x 11' 8" (6.26m x 3.56m)

A spacious & bright dual-aspect reception room, having an electric fire, wood laminate flooring, two radiators, and double glazed windows to both the front & side elevations.

## Kitchen 15' 3" x 8' 10" (4.66m x 2.69m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainer with chrome mixer tap, and forming a breakfast bar area. Appliances include; oven, induction hob & hood over, with space(s) & plumbing for under-counter appliance(s). There is ceramic splashback tiling to the walls, wood effect laminate flooring, a vertical wall mounted radiator, a double glazed windows to both the side & rear elevations, and a double glazed composite door to the side elevation.



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## Inner Lobby

Having an access point to the loft space which has double glazed windows to both the front & rear elevations, wood effect laminate flooring, and internal door(s) off, providing access to all Bedrooms & Bathroom.

## Bedroom One 17' 1" x 8' 8" (5.20m x 2.64m)

A spacious double bedroom, having wood effect laminate flooring, a double glazed window to the rear elevation & radiator.

## Bedroom Two 8' 7" x 11' 10" (2.61m x 3.60m)

A second double bedroom, having wood effect laminate flooring, a double glazed window to the front elevation & a vertical wall mounted radiator.

## Bedroom Three 7' 10" x 8' 10" (2.38m x 2.69m)

Having wood effect laminate flooring, a double glazed window to the side elevation & radiator.

## Bathroom 4' 10" x 8' 8" (1.48m x 2.65m)

Fitted with a modern contemporary styled white suite comprising of a panelled bath with chrome taps, mains-fed mixer shower over & shower screen. There is a matching vanity style wash hand basin set into top with a chrome mixer tap over & storage beneath, and a low-level dual-flush WC. There is contemporary ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

## Outside Front

The property sits behind a large driveway providing ample off-street parking providing access to the main entrance door, continuing to the side of the property to provide access to a single Garage. There is panelled fencing & hedging to the borders.

## Garage 17' 5" x 8' 7" (5.30m x 2.62m)

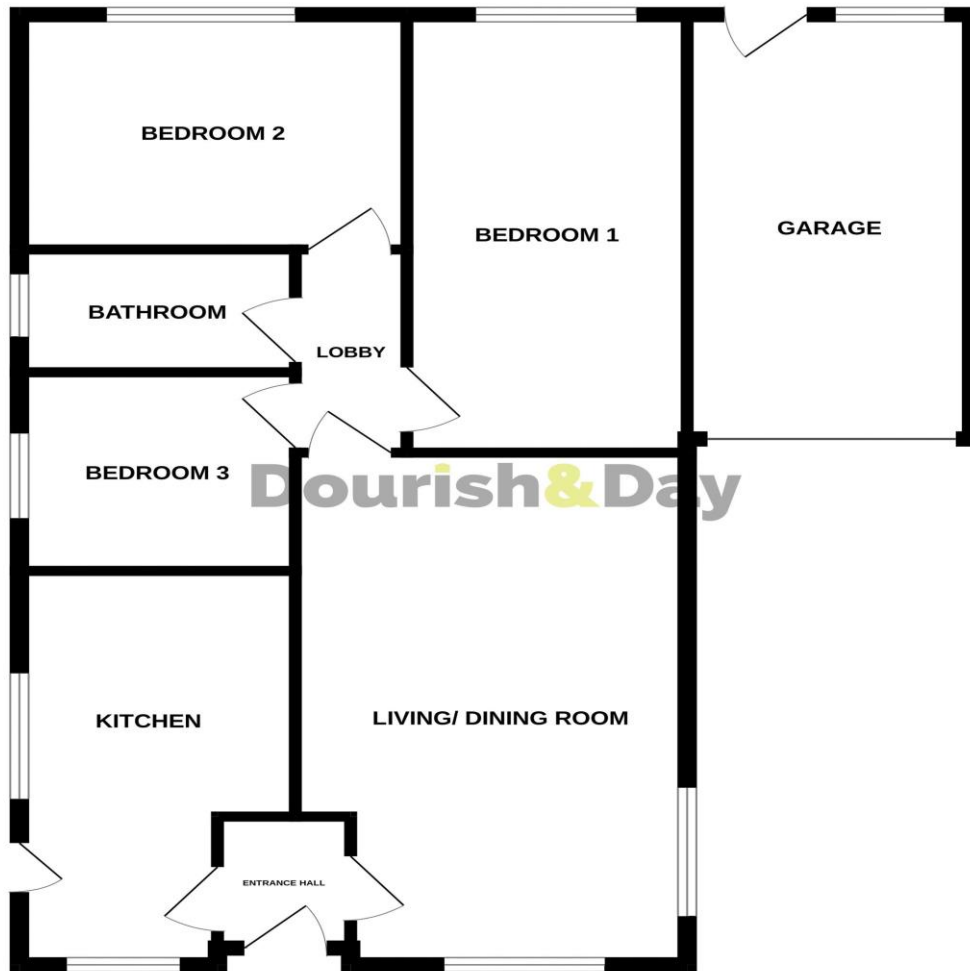
A single garage having an electrically operated roller shutter garage door to the front elevation, a further pedestrian access door to the rear elevation providing access to/from the rear garden, and a double glazed window to the rear elevation. The garage also benefits from having both power & lighting installed.

## Outside Rear

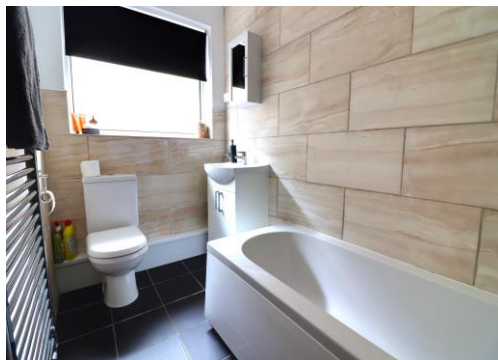
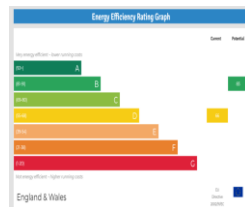
Having gated access from the side of the property leading to an enclosed rear garden being laid mainly to lawn with a paved patio seating/outdoor entertaining area, a variety of established plants, hedging & shrubs to the borders.



## 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.  
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