



£350,000

🔑 TENURE: Freehold

☰ EPC RATING: D

£ COUNCIL TAX BAND: C

Stafford

Creswell Farm Drive
Stafford Staffordshire



A substantial two-bedroom detached bungalow, situated on a spacious and private garden plot within a hugely popular development!

Rarely do these large bungalows become available on Creswell Manor Farm and as a plus, this one has NO CHAIN The accommodation comprises an entrance hall, living room, dining room, conservatory, kitchen, bathroom and two generous bedrooms with the principal bedroom boasting a walk-in wardrobe and an ensuite shower room. Outside there is ample parking on the block paved driveway which sits in front of the carport and the garage. Whilst the rear garden provides an excellent degree of privacy and features seating areas a lawn and well stocked planting beds. This is a real gem of a property so don't miss out!

- Substantial Two Bedroom Detached Bungalow
- Living Room, Dining Room & Conservatory
- Walk-in Wardrobe, En-Suite & Bathroom
- Good Sized Plot & Private Rear Garden
- Block Paved Driveway, Carport & Garage
- Highly Desirable & Convenient Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed via a double glazed entrance door, and having wood effect flooring, inset ceiling downlights, a useful built-in storage cupboard, radiator, and internal doors off, to;

Living Room 17' 9" x 11' 3" (5.41m x 3.44m)

A spacious reception room, having an electric fire set within a wooden surround with marble hearth, a double glazed window to the front elevation, and radiator.

Second Hallway

Having a double glazed door to the side elevation, a built-in airing cupboard housing the gas central heating boiler, a useful storage cupboard, wood effect flooring, and radiator.

Kitchen 13' 1" x 7' 5" (3.99m x 2.25m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances include an integrated oven, hob with extractor hood over, and fridge/freezer. In addition, there are two double glazed windows.



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Dining Room 12' 2" x 9' 9" (3.72m x 2.96m)

A second good sized reception room, having two built-in cupboards with drawers, radiator, and a double glazed sliding patio door leading through into the Conservatory.

Conservatory 11' 7" x 11' 10" (3.52m x 3.60m)

A brick based double glazed conservatory, having double doors providing access out to the rear garden, radiator, and a ceiling fan with light.

Bedroom One 14' 0" x 11' 6" (4.26m x 3.51m)

A lovely large double bedroom, having a double glazed bow window to the front elevation, a radiator, and inset ceiling downlights.

Walk-in Wardrobe 8' 7" x 7' 4" (2.61m x 2.24m) (maximum measurements)

Fitted with clothes rails, radiator, and a double glazed window to the rear elevation.

En-suite (Bedroom One) 4' 10" x 8' 10" (1.47m x 2.70m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and an open shower area housing a mains-fed shower. In addition, there is tile effect flooring, inset ceiling downlights, radiator, and a double glazed window to the rear elevation.

Bedroom Two 7' 9" x 9' 0" (2.36m x 2.75m)

A second bedroom, having double glazed double doors providing views and access out to the rear garden, and radiator.

Bathroom 6' 6" x 5' 5" (1.97m x 1.64m)

Fitted with a suite comprising of a low-level WC, a wash hand basin with mixer tap & cupboard beneath, and a panelled bath with water jets, a mixer-fill tap, and having a mains-fed shower over. In addition, there is a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property sits on a lovely sized plot, approached over a block paved driveway providing off-street parking, and a lawned front garden area. The driveway continues to the side of the bungalow to a Carport and then in turn to the Garage.

Detached Garage

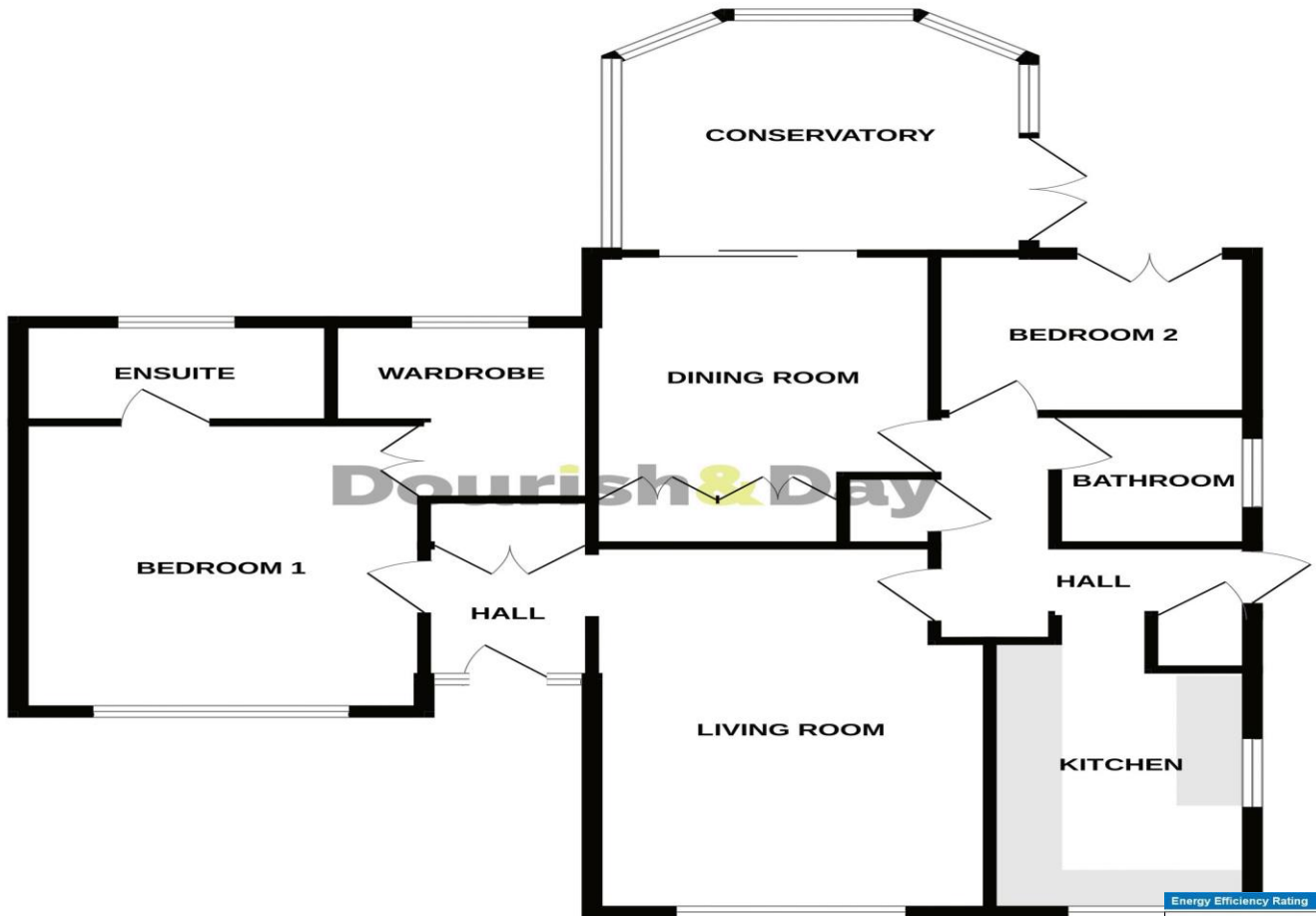
A single garage having an up and over access door to the front elevation, a double glazed window to the side elevation, and a pedestrian access door to the rear elevation providing access to/from the rear garden.

Outside Rear

An enclosed & private rear garden featuring paved & block paved seating areas, a shaped lawn with a variety of mature planting beds, and having gated access to the side & carport.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		

EU energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, most of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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