



£255,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Walton-on-the Hill Stafford

Holly Drive Walton-on-the Hill  
Stafford Staffordshire



*This bungalow represents a wonderful opportunity for buyers who love gardening as it sits on an excellent sized plot with a gorgeous garden. The location is incredible too as it sits on one of Stafford's most highly regarded of areas with local amenities nearby.*

Internally, the accommodation comprises an entrance hall, living room, conservatory, kitchen, utility, two bedrooms and a shower room. Externally, is that lovely plot which also has a large driveway and a ornamental gravelled garden to the front. You'd better act fast as bungalows in Stafford sell fast so to avoid missing out call us today to book a viewing.

- Spacious Detached Bungalow
- Large Living Room & Conservatory
- Kitchen & Utility Room
- Two Bedrooms & Shower Room
- Driveway & Large Well Kept Rear Garden
- Popular Residential Area

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 through a secure glazed entrance door, and having an access point to the loft space, and a radiator.

## Living/Dining Room 18' 5" x 12' 0" (5.62m x 3.67m)

A spacious & bright reception room which features a brick fireplace with a tiled hearth, and having a radiator, and a double glazed sliding patio door leading through into the Conservatory.

## Conservatory 8' 11" x 12' 5" (2.71m x 3.79m)

A beautiful brick based double glazed conservatory, with a sliding door leading out to the garden.

## Kitchen 7' 7" x 7' 10" (2.32m x 2.4m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer, and having space(s) to accommodate kitchen appliance(s). The room also benefits from having ceramic tiled flooring, a window to the rear elevation, and a door to the side leading through into the Utility Room.



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## Utility Room 13' 9" x 8' 5" (4.19m x 2.57m)

Having a range of fitted units with work surfaces over, and space(s) for appliance(s) beneath. The room also benefits from having two doors off, one leading to the garden, and the one to the front driveway.

## Bedroom One 9' 7" x 10' 1" (2.93m x 3.07m)

Featuring wall-to-wall built-in wardrobes, and having a double glazed window to the front elevation, and a radiator.

## Bedroom Two 10' 1" x 8' 1" (3.07m x 2.47m)

Having a double glazed window to the front elevation, and a radiator.

## Shower Room 5' 5" x 7' 6" (1.65m x 2.28m)

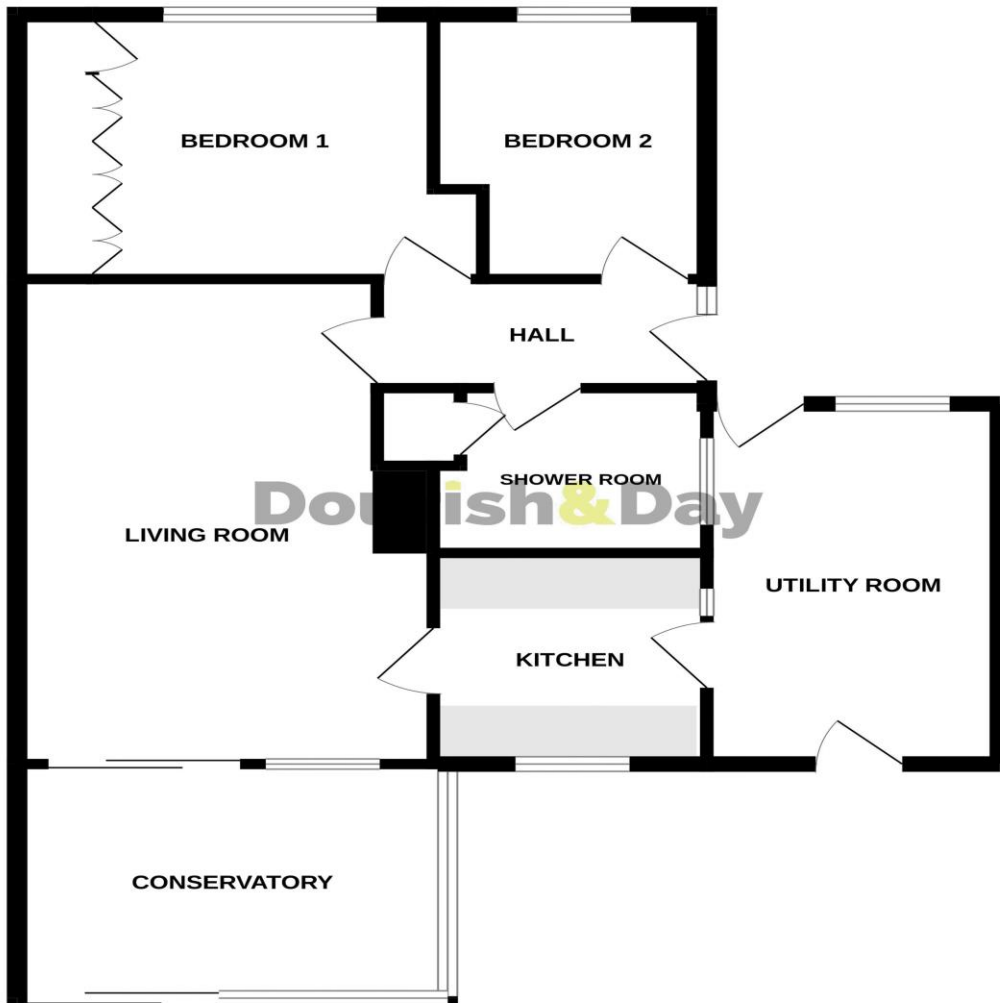
Fitted with a suite which comprises of a low-level WC, a pedestal wash hand basin with mixer tap, and a tiled double shower cubicle housing a mains-fed mixer shower. The room also benefits from having a heated chrome towel radiator, and a double glazed window to the side elevation. Additionally, there is a built-in airing cupboard housing a gas central heating boiler.

## Externally

The property enjoys a decorative ornamental front garden area, and a tarmacadam driveway which provides off-street vehicle parking. To the rear is a large & beautifully presented landscaped garden that features a shaped lawn with edging bricks & gravelled borders, a variety of planting beds, and a patio seating area.



## 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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Energy Efficiency Rating		Current	Potential
(92+)	A		88
(81-91)	B		
(69-80)	C	56	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

EU energy efficiency - digital readiness scale  
 England & Wales EU Directive 2002/91/EC  
 www.ec.europa.eu



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