



TONG ROAD, BISHOPS WOOD, STAFFORD, ST19 9AB

FOR SALE  
£510,000



**Entrance Hallway**

Enter the property via a composite/double glazed side door and having two uPVC/double glazed windows also to the side aspect, ceiling spotlights, access to the loft, luxury vinyl plank flooring, two central heating radiators and doors which lead to the dining kitchen, the lounge, the bathroom, the shower room and the three bedrooms.

**Lounge 16' 0" x 18' 8" (4.87m x 5.69m)**

Having two a uPVC/double glazed windows – one to the front aspect fitted with a roller blind and one high-level window to the rear aspect looking into the orangery. Also having a set of uPVC/double glazed sliding patio doors to allowing access into the orangery, luxury vinyl plank flooring, a ceiling light point, a coved ceiling, two central heating radiators, a multi-fuel burner with an oak mantle over and a door to the sitting room.

**Orangery 13' 6" x 19' 11" (4.11m x 6.07m)**

Having a range of uPVC/double glazed windows to the rear and side aspects, a set of uPVC/double glazed French doors to the rear aspect allowing access to the rear garden, two double glazed skylight windows, ceiling spotlights, laminate flooring and under floor heating.

**Dining Kitchen 15' 7" x 10' 10" (4.75m x 3.30m)**

Being a fitted kitchen with a range of wall, base and drawer units with granite work surfaces over, a uPVC/double glazed window to the rear aspect fitted with a roller blind, a uPVC/double glazed door to the rear aspect allowing access to the rear garden, ceiling spotlights, tiled flooring, tiled upstands and splashbacks, under cupboard accent lighting, a ceiling light point (over the dining area), a ceramic Belfast sink with a mixer spray tap, space for a Range oven, space for an upright fridge/freezer and plumbing for a dishwasher, plumbing for a washing machine.

**Sitting Room/Bedroom Four 8' 11" x 10' 10" (2.72m x 3.30m)**

Having a uPVC/double glazed window to the rear aspect fitted with a Roman blind, a coved ceiling, a ceiling light point, a central heating radiator and carpeted flooring.



**Bedroom One 14' 11" x 10' 11" (4.54m x 3.32m)**

Having a uPVC/double glazed bow window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a range of fitted furniture which includes wardrobes and drawers.

**Bedroom Two 10' 10" x 9' 0" (3.30m x 2.74m)**

Having two uPVC/double glazed windows – one to the front aspect and one to the side aspect both fitted with roller blinds, a ceiling light point, a central heating radiator and carpeted flooring.

**Bedroom Three 8' 3" x 10' 10" (2.51m x 3.30m)**

Having a uPVC/double glazed window to the side aspect fitted with a roller blind, a ceiling light point, a central heating radiator and carpeted flooring.

**Bathroom**

Having a uPVC/obscure double glazed window to the side aspect fitted with a roller blind, ceiling spotlights, a central heating towel rail, a WC & wash hand basin unit with shaker style cabinets and a vanity surface, partly paneled walls, luxury vinyl plank flooring, an extraction fan and a Jacuzzi bath with an electric shower over fitted with a glass splash screen.

**Shower Room**

Having a uPVC/obscure double glazed window to the side aspect fitted with a roller blind, ceiling spotlights, a central heating towel rail, a WC, a wash hand basin with mixer taps, luxury vinyl plank flooring, an extraction fan, a natural stone split face tiled feature wall and a shower cubicle which has waterproof bathroom panels and a thermostatic shower installed.

**Outside****Games Room/Home Office/Gym (previously the double garage) 16' 6" x 15' 8" (5.03m x 4.77m)**

Having power and ceiling spotlights as well as a ceiling light point, decorative wall paneling to one wall, laminate flooring, a uPVC/double glazed window to the side aspect, a wall mounted electric radiator and a set of uPVC/double glazed French doors for access which have uPVC/double glazed windows adjoining.

**Front**

Positioned on an impressive plot with countryside views surrounding and having a tarmac driveway which is suitable for multiple cars, part of the driveway is secured by a five-bar gate, a raised lawn area which is retained by a low-level brick wall and has two mature trees, decorative gravel borders and a paved area, outdoor courtesy lighting and access to the games room and to the rear garden.

**Rear**

Being a large size and mainly lawn with a gravel area leading to a paved seating area. Also having a variety of bushes, plants and trees, decorative borders, a large wooden shed (which has power & lighting), a decked area, access to the front via a wooden gate and a summer house.

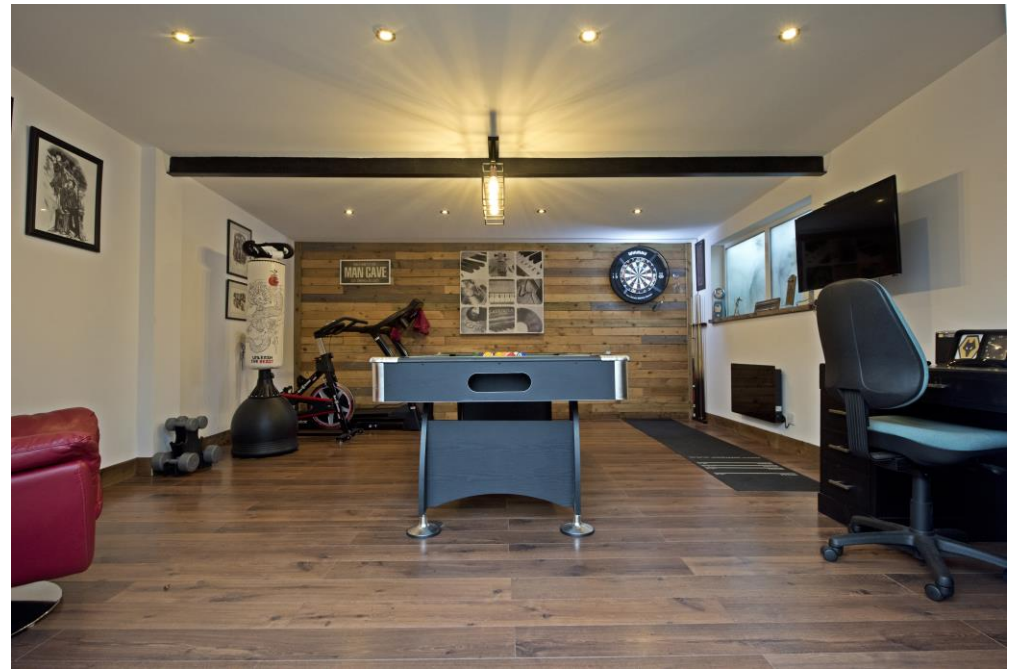
**Summer House**

Access via a set of French doors and having windows to the front and side aspects, power, a ceiling light point and laminate flooring.







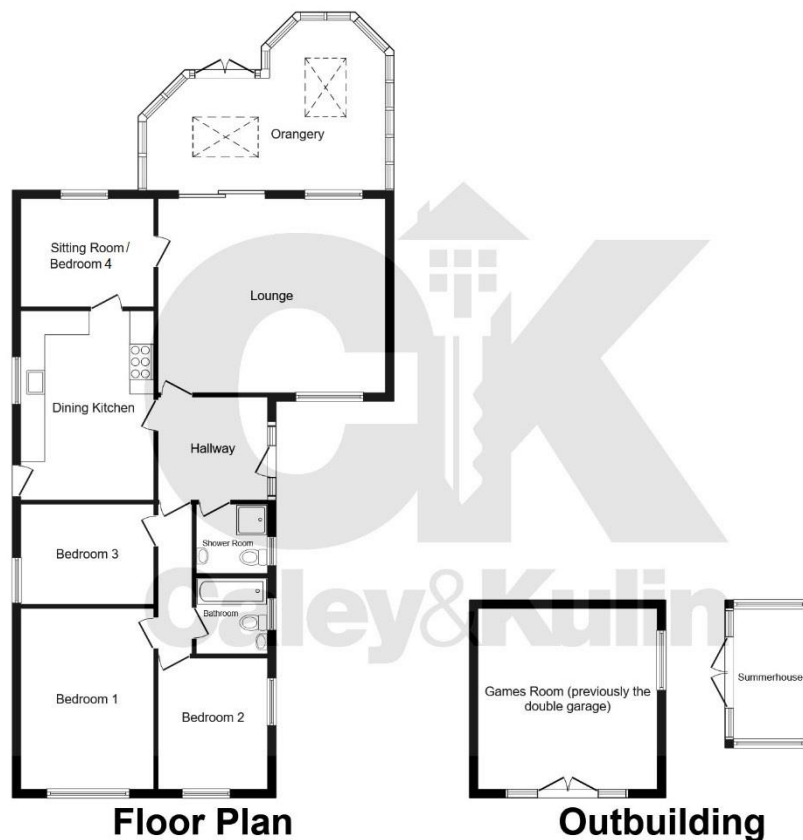






\* An immaculate, large bungalow located in a very desirable village in South Staffordshire \*





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**EPC Rating:** C

**Tenure:** Freehold

**Council Tax Band:** E

**Version:** CK1611/002

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

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