



FOLLOWWILLS

The Haven, Stone Road - ST12 9HR

Offers Over £300,000

- Extended Three Bedroom Detached Bungalow
- Convenient And Sought After Location
- Large Plot Extending To Almost 1/4 Acre
- In Need Of General Modernisation Throughout
- Useful Range Of Outbuildings
- Great Development Opportunity
- No Upward Chain

A spacious, detached bungalow occupying a large plot extending to almost 1/4 of an acre and situated in a convenient and well regarded location. The bungalow has been extended to both the front and rear now having a footprint of almost 110 m² with the accommodation including three double bedrooms.

The property is in need of general modernisation throughout but the existing room layout works well and includes two reception rooms and a decent size kitchen to the rear of the bungalow.

Externally the property is accessed off a side road with no through access onto a block paved driveway providing ample off-road parking and turning space. Useful outbuildings include a detached brick and tile garage with workshop to the rear and a separate, substantial cedar built cabin with power/lighting; ideal for use as a home office or gym/hobby room. The gardens are of a good size although currently somewhat overgrown.

The bungalow is entered via a spacious reception hall with access ramp leading to the front door and windows to front and side elevations. The inner hall has original Minton tiles and gives access to all the primary rooms.





The sitting room has a bay window looking out to the front elevation with wood burning stove. Note: there is damage to the ceiling in the sitting room. We are advised by the vendor this was caused by a burst pipe which has now been repaired. The second reception room is used as a dining room with brick built chimney breast and breakfast bar opening into the kitchen which was extended to the rear with fitted wall base units and having twin bowl stainless steel drainer sink. Beyond the kitchen is a rear porch with access to the rear garden and a WC. The three double bedrooms are all served by a fully tiled shower room.

Local amenities include the post office and village shop in Tittensor village as well as the ever popular Trentham Gardens and retail village. Easy access is afforded to the nearby towns of Stone and Newcastle under Lyme with excellent transport links via the A34, M6 or Stoke train station.

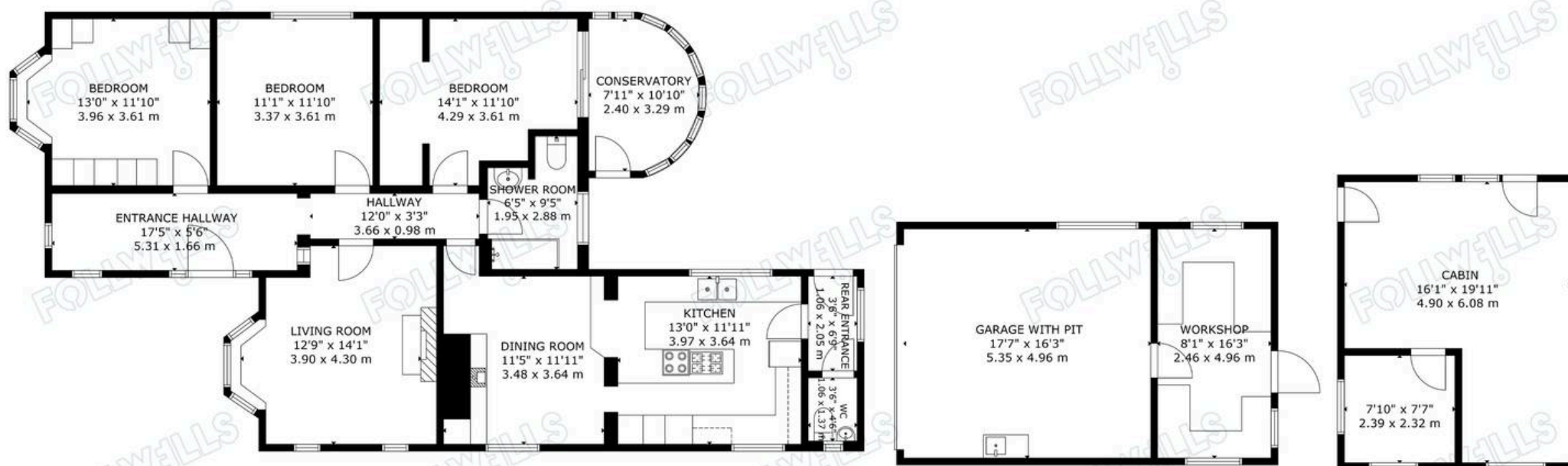
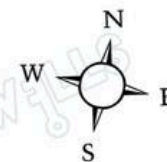
The property is offered for sale with no upward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 119 m²/1,277 sq.ft
EXCLUDED AREAS: GARAGE WITH PIT: 27 m²/285 sq.ft
WORKSHOP: 12 m²/131 sq.ft, CABIN: 30 m²/321 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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