

St. Austell Close

Stafford, ST17 0EE

John 
German





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£460,000



Truly outstanding detached bungalow which has been considerably improved and extended and has many excellent features including an open plan living dining kitchen, and a conservatory opening onto a wonderful outdoor entertaining space with superb gazebo, beyond which lies an extensive garden.

Accommodation: Enclosed porch opening into reception hall which has both fitted and built-in cupboards, where a superb range of modern doors with contrasting door furniture lead into various rooms. From the main reception hall there are two bedrooms, both of which have built-in wardrobes. There is also an excellent family bathroom having a bath with shower over, wash basin and WC set into integrated unit, chrome vertical radiator and splendid tiling.

Exceptionally attractive open plan living dining kitchen, the sitting area has a modern fire surround with marble hearth inset, opening to further spacious sitting area and a particularly generous size dining area which has fitted work station and off which leads an attractive kitchen which has a range of white gloss units with contrasting granite effect work surfaces and circular stainless steel sink and drainer. There is an integrated gas hob with extractor above and split level oven. Additional built-in cupboard and also separate utility room which has space and provision for domestic appliances.

The principal bedroom is particularly well positioned, having patio doors opening directly onto the sun terrace and both built-in and fitted wardrobes. The en suite has a double width shower with conventional and waterfall heads and WC and wash basin set into an integrated unit.

Exceptionally appealing conservatory which opens directly onto the terrace and provides an excellent indoor or outdoor entertaining space.

Outside, the property stands well back from the road beyond a particularly spacious drive which is capable of parking numerous cars. There is a gated side entrance leading to a deep sun terrace which provides a wonderful outdoor entertaining area with a stunning and very spacious gazebo, beyond which lies a private and spacious mainly lawned rear garden with conifer hedge providing degree of privacy, there is also a further hidden garden area.

The bungalow would be attractive to all age groups including making a fine family home. It is exceptionally well situated within walking distance of the Bod, and the other amenities at Bodmin avenue. In addition it is within walking distance of schools for all ages. The county town of Stafford has a mainline intercity railway station with many services operating to London Euston, some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: The land registry document does refer to charges and covenants, and a copy of the document is available upon request. Land registry no SF464528. The property was extended in 2003 and planning permission was granted against application 0243337/FUL on 31/1/2003. We further understand that building control inspections were carried out, however there is no formal completion certificate.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA19072024







Approximate total area⁽¹⁾
 1469.7 ft²
 136.54 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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