

# Bracken View

Brocton, Stafford, ST17 0TF

John  
German










# Bracken View

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£475,000



A really outstanding detached bungalow which provides particularly spacious accommodation and would also appeal to families. Occupying a particularly lovely plot having delightful rear garden and the benefit of a double garage.



Accommodation: Reception hall which has a guest cloakroom off, comprising WC and wash basin set into an integrated unit with cupboard beneath. The hall is split level with the lower level providing access to the bedroom accommodation and to an airing cupboard which houses the gas boiler.

Delightful and very well-proportioned lounge having a bow window in addition to a second window which provides natural light. Marble fireplace with coal effect gas fire and there are double doors opening to the separate dining room.

Well-proportioned breakfast dining kitchen which has an extensive range of light oak units with contrasting granite effect work surfaces and a 1 and 1/2 bowl sink and drainer. There is a ceramic hob with extractor canopy above and a split-level oven. Separate utility having further cupboards and sink and drainer, also personal access to the garage.

From the lower level of the hall leads four bedrooms, three of which have built-in wardrobes and there is also an ensuite bedroom which has full tiled ensuite comprising shower, pedestal wash basin and WC. Family shower room again being fully tiled having shower, pedestal wash basin, WC and a chrome vertical towel radiator.

Outside: The property is situated in this very pleasant cul-de-sac within the heart of the village, standing back from the road behind a neatly maintained front garden and drive leading to the double garage with recently fitted electric doors. Gated access to the side of the property which in turn leads to a terrace and a lovely and abundantly stocked mainly lawned garden with established borders and further terrace area.

Brocton is undoubtedly one of the most sought after villages in this area of Staffordshire. Nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, jog, cycle or trek. The county town centre of Stafford has an excellent intercity railway station offering regular services to London Euston, some of which take only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The land registry document does make reference to covenants and restrictions, and a copy of the document is available upon request.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Drive and double garage

**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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA20082024

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**Approximate total area<sup>(1)</sup>**

1947.19 ft<sup>2</sup>  
180.9 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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