

Elmstone Close

Stafford, ST17 0YL



Attractive detached bungalow situated in a particularly popular location.

£325,000



John German

An enclosed porch opens to the reception hall which has a cloakroom off, with a wash basin and WC. There is a particularly well-proportioned lounge having a traditional regency style fireplace with marble hearth and inset. Patio doors open to a conservatory which in turn has double doors out to the sun terrace and garden. The attractive breakfast kitchen is fitted with a range of gloss units with contrasting granite effect work surfaces and a 1.5 sink and drainer. There is a tiled floor and an opening to the separate utility which has a matching range of units and work surfaces. From here, an internal door opens to a second conservatory, which has outer doors, plus an internal door to the garage.

There are two double bedrooms, both with wardrobes, and a bathroom comprising bath, separate shower, wash basin set into a vanity unit and WC.

Outside, there is a block paved terrace to the front and side drive, capable of parking approximately two cars, and a garage with the benefit of electric roller shutter door. The pleasant rear garden features a lawn, established borders and sun terrace.

Agents notes: The Land Registry refers to rights and covenants and a copy of the document is available upon request.

Note: Please note these particulars have been prepared to the best of our knowledge as we have limited information regarding the property.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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: Staffordshire County Council / Tax Band E

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

Our Ref: JGA/29072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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