



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Walton-On-The-Hill Stafford

Oakridge Way Walton-On-The-Hill
Stafford Staffordshire



PICTURE PERFECT!!! This outstanding three-bedroom property is steeped in incredible quality, modern and versatile accommodation that without doubt has the wow factor in abundance. The attention to detail is evident as you step inside as all the internal oak doors have been widened to allow for wheelchair access if required. What's more the bungalow is positioned within a highly regarded and convenient location making this the perfect choice for many buyers. Some of the standout features include a spectacular high quality fitted kitchen, bright spacious reception rooms including a gorgeous orangery/garden and living room and contemporary fitted bathroom and separate wet room. Heading outside you'll be equally as impressed as the plot this property occupies is extremely generous and features a large driveway a garage and gorgeous well designed private rear garden. You really must see this one for yourself as words simply cannot do it justice enough!

- Exceptional Three Bedroom Detached Bungalow
- Gorgeous Living Room & Orangery/Garden Room
- High Quality Fitted Kitchen/Breakfast Room
- Contemporary Fitted Bathroom & Wet Room
- Block Paved Driveway & Garage
- Landscaped Private Rear Garden
- PART EXCHANGE CONSIDERED (subject to price)

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway 11' 0" x 0' 0" (m x 0m)

Accessed through a modern black woodgrain effect double glazed composite entrance door, and having a radiator, recessed ceiling downlighting, and internal door(s) off, providing access to;

Living Room 13' 11" x 13' 10" (4.25m x 4.22m)

A beautifully presented & bright dual-aspect reception room which features a contemporary styled wall mounted flame effect electric fire, recessed ceiling downlighting, two wall lights, a radiator, and two double glazed windows to the front elevation.

Kitchen & Breakfast Room 15' 2" x 10' 9" (4.63m x 3.28m)

This stunning kitchen features a high quality range of fitted wall, base & drawer units with a large walk-in walk-in pantry cupboard housing a wall mounted gas central heating boiler. The base units have marble effect work surfaces over with matching splashback upstands, and incorporates an inset 1.5 bowl sink with drainer & mixer tap, and integrated/fitted appliances which include; oven, hob with a glass splashback rising to an extractor hood above, dishwasher & refrigerator. The room also features wood effect flooring, inset ceiling downlighting throughout, a radiator, and a double glazed window to the side elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Orangery/Garden Room 6' 8" x 19' 4" (2.04m x 5.89m)

A spectacular room that features a double glazed roof with bespoke installed LED lighting strips. Whilst the room also features additional recessed downlights, wood effect flooring, a radiator, double glazed windows & double glazed doors providing views and direct access out to the garden.

Bedroom One 10' 11" x 13' 5" (3.33m x 4.08m)

A good sized double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Two 10' 10" x 12' 6" (3.31m x 3.81m)

A second good sized double bedroom, having a double glazed window to the side elevation, and a radiator.

Bedroom Three/Study 9' 5" x 8' 9" (2.86m x 2.66m)

Featuring a double glazed double door leading out to the garden, and having a radiator.

Bathroom 6' 6" x 7' 3" (1.97m x 2.21m)

Fitted with a modern contemporary styled white suite comprising of a vanity unit incorporating a dual-flush low-level WC & wash hand basin with mixer tap above. There is also a P-shaped panelled bath with a mains-fed mixer shower over having a rain style shower head. The room also benefits from recessed ceiling downlighting, wood effect flooring, a towel radiator, and a double glazed opaque window to the rear elevation.

Wet Room 11' 5" x 4' 1" (3.47m x 1.24m)

Fitted with a modern contemporary styled white suite comprising of a dual-flush low-level WC, a vanity style wash hand basin with mixer tap above & storage beneath, and a shower area fitted with a mains-fed mixer shower having a rain style mixer shower head. The room also benefits from recessed ceiling downlighting, a towel radiator, and two double glazed opaque windows.

Outside Front

The property occupies a lovely position, and is approached over a large block paved driveway which provides ample off-street parking and continues to the side of the property providing access to the Garage. There is also a shaped lawned front garden area.

Outside Rear

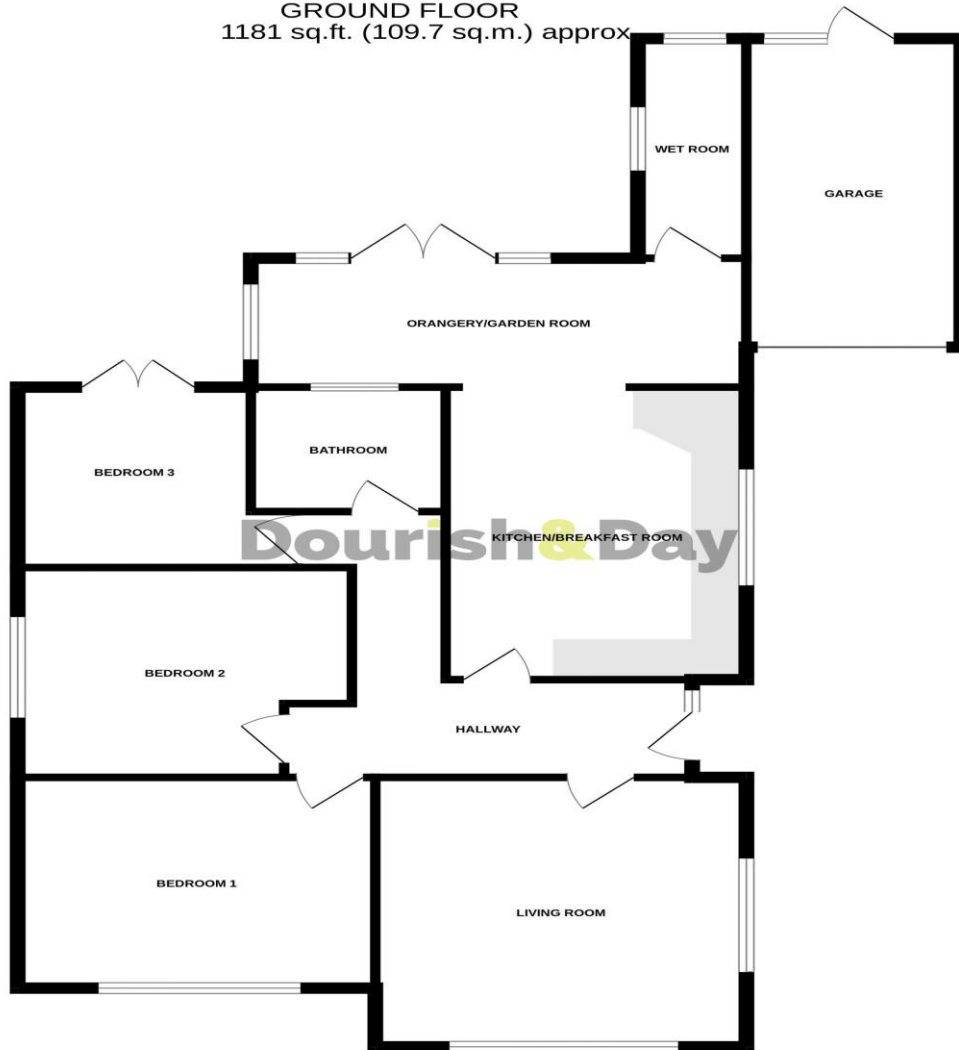
A beautifully presented & designed, private & enclosed garden that features two lawned garden areas, paved seating areas with easy access raised planting beds.

Garage

Having an up and over vehicle access door to the front elevation, and a double glazed pedestrian access door to the rear elevation providing access to/from the rear garden.

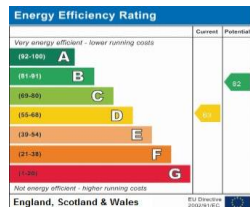


GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk