



£280,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

## Stafford

Shelmore Close  
Stafford Staffordshire



**Discover the perfect blend of downsizing without sacrificing space in this exceptional three-bedroom detached bungalow.**

Step into a thoughtfully designed interior featuring an inviting entrance hall, a cozy living room, three bedrooms, a charming conservatory, a shower room, and a kitchen—all on the ground floor. The staircase leads to a converted loft, offering a versatile space ideal for a playroom or office. Outside, enjoy the convenience of a private driveway providing ample off-road parking, along with a secluded rear garden. Nestled in a peaceful cul-de-sac, this property also boasts excellent commuting links, local shops, and proximity to the M6. Seize this fantastic opportunity—call us today to arrange your viewing appointment and make this spacious bungalow your next home!

- Three Bedroom Detached Bungalow
- Three Good Size Bedrooms
- Living Room Kitchen & Conservatory
- Large Loft Conversion Room
- Off Road Parking & Garage
- Close To Stafford Town & Close To The M6

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

Accessed through a glazed entrance door, having vinyl flooring.

## Living Room 20' 3" x 10' 3" (6.16m x 3.13m)

A spacious reception room, having a log burner set into chimney breast on tiled hearth with decorative wooden surround, vinyl flooring, radiator, and a double glazed window to the front elevation.

## Kitchen 15' 4" x 8' 8" (4.68m x 2.65m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl sink/drainers with chrome mixer taps, ceramic tiled splashbacks, tiled floor, radiator, double glazed window to side elevation, and a double glazed door to the side elevation. There is undercounter space for plumbed appliances & wall mounted gas central heating boiler.

## Lobby

Having a built-in storage cupboard, vinyl flooring, and internal doors off to all Bedrooms & Bathroom.



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## **Bedroom One** 14' 6" x 8' 8" (4.42m x 2.63m)

A spacious double bedroom, having wood effect vinyl flooring, radiator, and double glazed window.

## **Conservatory** 10' 9" x 9' 9" (3.27m x 2.96m)

Having double glazed windows surrounding, double glazed door to the rear elevation, and tiled flooring.

## **Bedroom Two** 10' 4" x 11' 11" (3.15m x 3.63m)

A further double bedroom, having a double glazed sliding door to rear elevation & radiator.

## **Bedroom Three** 7' 9" x 8' 8" (2.35m x 2.64m)

Having a double glazed window to side elevation & radiator.

## **Bathroom** 4' 10" x 8' 4" (1.47m x 2.53m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with chrome mixer tap & storage beneath, and a screened shower cubicle housing a mains-fed shower. There is part-tiled walls, tiled floor, chrome towel radiator, and a double glazed window to side elevation.

## **Outside Front**

The property sits behind a lawned front garden with a paved pathway leading to the front entrance door, and a tarmac driveway to the side providing off-street parking and access to the Carport & single Garage.

## **Converted Loft Space** 28' 6" x 4' 7" (8.69m x 1.39m)

A useful addition to the home, accessed via a staircase from the Living Room, having a large storage cupboard, additional eaves storage, radiator, a double glazed window to the front elevation, and a skylight window.

## **Detached Garage**

A single garage having a up and over garage door to the front elevation, electricity supply, a double glazed window and door to the rear elevation. Garage size TBC.

## **Outside Rear**

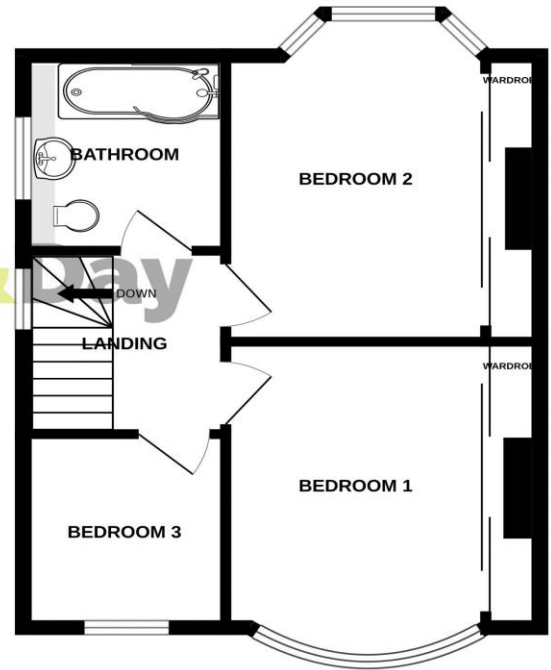
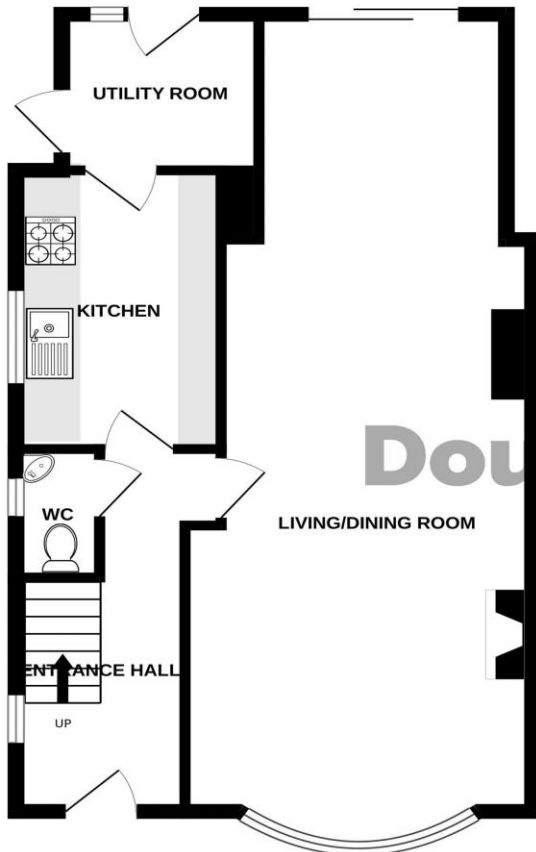
There is a paved seating area, being laid mainly to lawn with a variety of mature shrubs, and a garden shed.



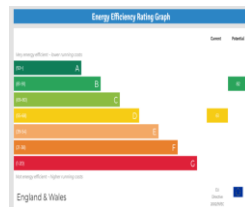


GROUND FLOOR

1ST FLOOR



Dourish & Day



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