



£415,000



TENURE: **Freehold**



EPC RATING: **D**



COUNCIL TAX BAND: **D**

## Brocton Stafford

Sherbrook Close Brocton  
Stafford Staffordshire



2



1



2

*Don't hesitate to call Dourish & Day, we may have just found you, your dream bungalow! this fantastic, much improved, 2/3 bedroom, detached bungalow is situated in a highly regarded cul-de-sac within Brocton, one of Stafford's most desirable Villages, close to the stunning Cannock Chase and excellent commuter links.*

Internally, the accommodation comprises of an entrance porch, hallway, living room, open plan kitchen, open plan dining room, spacious double glazed garden room with views over the private rear garden and neighbouring paddock, two spacious double bedrooms, a third bedroom which is currently used as a dressing room and a modern and contemporary refitted shower room. Externally, the property continues to impress and enjoys ample off road parking as well as a large, private, landscaped rear garden with paved seating areas, large garden shed and pleasant rural aspect. This property is being offered with no onward chain.

- Superb 2/3 Bed Extended Detached Bungalow
- Private Landscaped Garden With Rural Aspect
- Highly Desirable Village Location
- Lounge, Open-Plan Kitchen & Dining Space
- Spacious Garden Room & Refitted Shower Room

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 Porch

Accessed through double glazed double doors, with a further modern composite double glazed door leading into the Entrance Hallway.

### Entrance Hallway

Having inset ceiling downlighting, an access point to the loft space, radiator, and internal door(s) off, providing access to;

### Living Room 14' 1" x 11' 0" (4.29m x 3.35m)

A beautifully presented, spacious & light lounge having two radiators, modern quartz fire surround with an electric remote control fire with flickering flame effect & matching inset & hearth, inset ceiling downlighting throughout, double glazed windows to both the front & side elevations & open-plan into the Kitchen & Dining Space.

### Kitchen & Dining Space 20' 7" x 8' 6" (6.28m x 2.58m) maximum measurements

Fitted with a modern shaker styled range of matching wall, base & drawer units with work surfaces over incorporating an inset stainless steel sink/drainer with chrome mixer tap over, and having space & plumbing for kitchen appliances including a Range style cooker which has an existing cooker hood above. There is wood effect ceramic tiled flooring benefitting from having under-floor heating, inset ceiling downlighting throughout, a double glazed window to the side elevation, a double glazed stable style door to the side elevation, and open-plan into the Dining Room.



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## **Dining Room** 8' 10" x 7' 11" (2.69m x 2.42m)

Featuring wood effect ceramic tiled flooring continuing from the Kitchen, and also benefitting from having under-floor heating, double height double glazed windows & door providing view and access out to the private and beautifully maintained rear garden. There is a further double glazed door leading into the Garden Room.

## **Garden Room** 8' 2" x 14' 1" (2.50m x 4.30m)

Having a double glazed door to the side elevation opening out onto a paved seating area, a large double glazed window to the rear elevation, overlooking the private and beautifully maintained rear garden, and a radiator.

## **Bedroom One** 11' 1" x 10' 11" (3.37m x 3.34m)

A double bedroom, having a double glazed window to the front elevation & radiator. There is a further internal door leading into a large dressing/storeroom

## **Dressing/Storeroom (Bedroom One)** 4' 10" x 7' 11" (1.47m x 2.41m)

A versatile room which could be utilised as a walk-in dressing room area or En-suite, benefitting from having inset ceiling downlighting & radiator.

## **Bedroom Two** 15' 0" x 8' 0" (4.58m x 2.44m)

A second good sized double bedroom, having fitted double wardrobes to the length of one wall, a double glazed window the rear elevation & radiator.

## **Dressing Room (Bedroom Two)** 6' 1" x 10' 11" (1.85m x 3.33m) length measured into fitted wardrobe space)

A further versatile room, formerly bed 3, and currently being utilised by the current owners as a substantial walk-in wardrobe, but could easily be converted back into a Bedroom or an En-suite, featuring modern fitted wardrobes with sliding doors, inset ceiling downlighting & radiator.

## **Bathroom** 5' 9" x 7' 9" (1.76m x 2.36m)

Fitted with a modern contemporary styled white suite comprising of a double walk-in screened shower cubicle housing a mains-fed Mira remotely operated shower, a wash hand basin set into top with chrome mixer tap above & storage beneath, and a low-level dual-flush WC with concealed cistern. There is ceramic tiling to the walls, wood effect flooring, a large wall mounted contemporary style mirror with LED lighting, a contemporary styled radiator, and inset ceiling downlighting.

## **Outside Front**

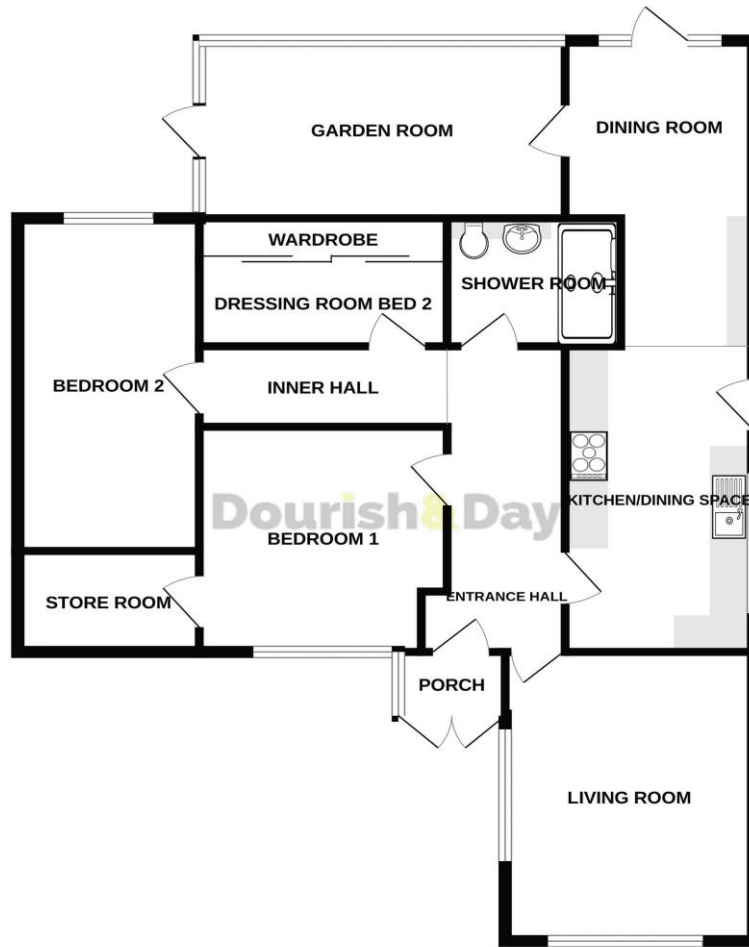
The property is approached over a gravelled driveway providing off-street parking for several vehicles and access to the front entrance door. There is a cut stone pathway which continues to the side of the property where there is an external water supply tap, and gated access to the rear garden.

## **Outside Rear**

A beautifully presented landscaped private & enclosed rear garden designed for individuals with limited mobility access in mind featuring a decorative block edged outdoor paved seating/entertaining area, being laid mainly to lawn with raised sleeper beds housing a variety of established plants & shrubs, and onto a further substantial outdoor paved seating/entertaining area enjoying rural views over neighbouring Paddock, and includes a spacious garden shed which has power & lighting.

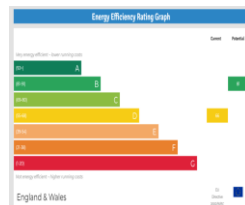


GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

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