



£375,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: D

## Walton On The Hill Stafford

Beechfield Drive Walton On The Hill  
Stafford Staffordshire



*Indulge in the charm of this expansive two-bedroom detached bungalow nestled in sought-after Walton-on-the-Hill. Step inside the inviting hallway to discover a guest WC, spacious living room, well-appointed kitchen, and large double-glazed conservatory.*

Two double bedrooms offer comfort, while a spacious bathroom awaits. Tucked away at the end of a quiet cul-de-sac, the property boasts a generous plot with off-road parking and a detached brick built garage. Outside, the low-maintenance private rear garden is a tranquil retreat. Enjoy easy access to the beautiful Cannock Chase and Stafford's town centre amenities, which include a mainline train station. With its prime location, this property is sure to generate interest—So, don't delay and call us today to secure your viewing appointment before you miss out on this fantastic opportunity!

- Detached Bungalow On A Good Size Plot
- Two Good Size Double Bedrooms
- Living Room, Kitchen & Breakfast / Dining Area
- Conservatory, No Upward Chain
- Low Maintenance Front & Rear Garden With A Garage
- Close To Stafford Town Centre & Cannock Chase

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

Being accessed through a double-glazed entrance door and featuring a storage cupboard, radiator and main telephone/internet socket.

## Guest WC 4' 11" x 3' 3" (1.49m x 0.99m)

Having a suite comprising of a pedestal wash basin with chrome taps and close coupled WC. Tiled splashbacks, radiator and double glazed window to the front elevation.

## Living Room 18' 7" x 11' 1" (5.67m x 3.37m)

A spacious living room having an electric fire set within a marble surround with a marble hearth, radiator, double glazed bow window to the front elevation and double glazed window to the side elevation.

## Lobby / Inner Hallway

Having another telephone/internet socket and access to a thoroughly insulated loft space via an attic ladder.

## Kitchen & Breakfast / Dining Area 14' 8" x 8' 10" (4.48m x 2.69m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, induction hob with cooker hood over. Tiled splashbacks, tiled effect floor, radiator,



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double glazed window to the side elevation and double-glazed double doors lead to the Conservatory.

### Utility Room 5' 7" x 6' 7" (1.69m x 2.01m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome taps. Radiator, plumbing and spaces for washing machine and dishwasher, tiled effect floor and a double-glazed door leads to the side elevation.

### Conservatory 9' 7" x 12' 7" (2.93m x 3.84m)

Of brick base construction with double glazed windows, modern tiled and insulated 'Supalite' roof with downlights and double-glazed door gives views and access to the rear garden.

### Bedroom One 10' 7" x 12' 1" (3.22m x 3.68m)

A generous sized main bedroom having fitted wardrobes with hanging rail, further double wardrobe again with hanging rail and overhead storage cupboards, radiator and double glazed window to the rear elevation.

### Bedroom Two 11' 10" x 9' 11" (3.61m x 3.03m)

A further double bedroom having a storage cupboard which houses the wall mounted 'Worcester' gas fired condenser combination boiler, radiator and double-glazed window to the side elevation.

### Bathroom 7' 7" x 7' 9" (2.32m x 2.37m)

Having a suite comprising of panelled bath with chrome taps and a mixer shower attachment over, separate shower cubicle with fitted shower and glazed screen, pedestal wash hand basin set within a vanity unit with chrome tap and a WC with an enclosed cistern. Tiled effect floor and double-glazed window to the side elevation.

### Outside - Front

The property is approached over a paved pathway adjacent to a gravelled front garden with an array of mature shrubs. The pathway leads to the front entrance door and also to the side elevation with a metal gate controlling access to the side entrance and rear garden. There is an external power socket and external hose pipe water point. On the opposite side elevation is a footpath leading to the bin storage area and gardening shed. A block paved driveway provides off road parking and leads to:

### Detached Single Garage

Having a remotely controlled and powered roller shutter door to the front elevation, with new UPVC side window, electric light and electrical socket inside.

### Outside - Rear

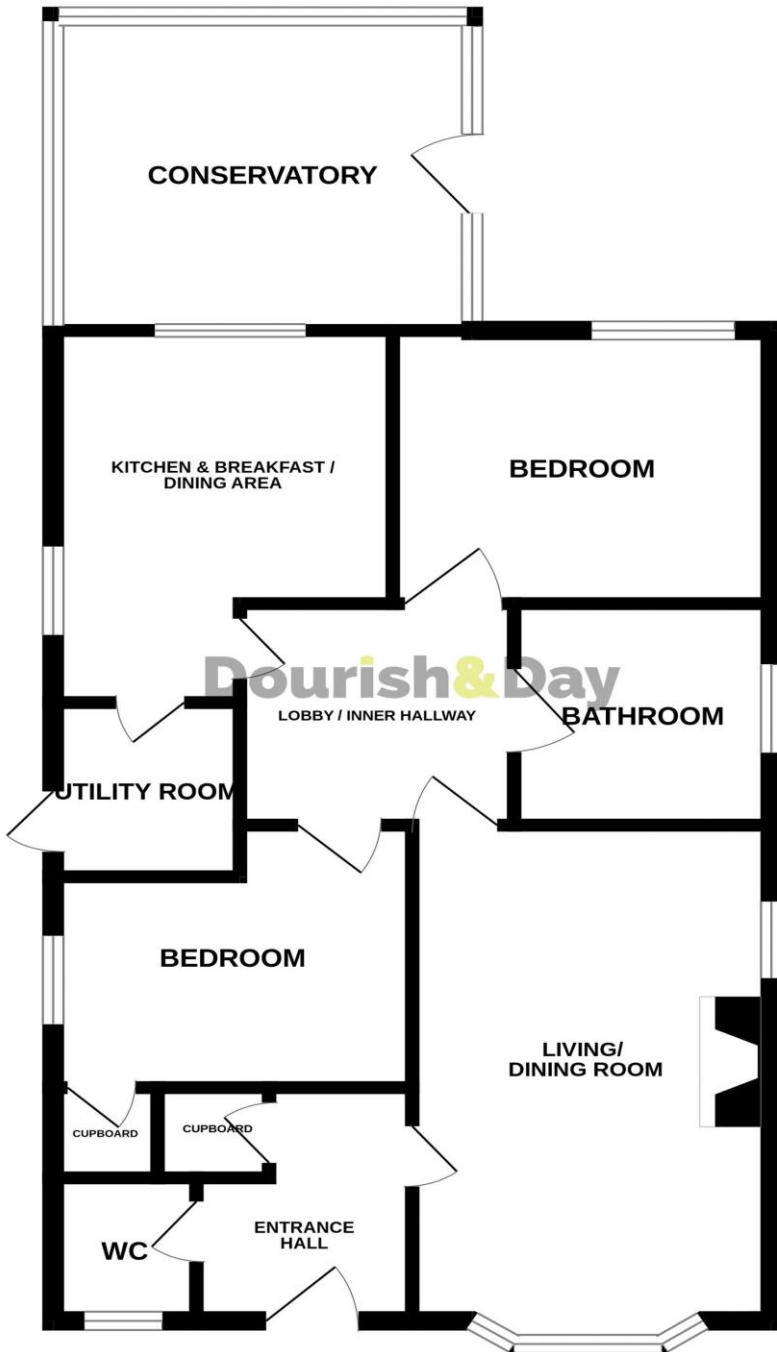
A paved seating patio area overlooks the rear low maintenance gravelled garden of maturing plants and shrubs, which is surrounded by a combination of brick walling and wood panelled fencing.

### Agents Note

The property is offered for sale subject to the grant of probate.



GROUND FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
<small>Energy Efficiency Rating (EPC) - Energy Performance Certificate</small>			
A	B	C	D
E	F	G	
<small>Energy Efficiency Rating (EPC) - Energy Performance Certificate</small>			
<small>England &amp; Wales</small>			

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