



Offers Over £330,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Hillcroft Park Stafford

Clevedon Avenue Hillcroft Park
Stafford Staffordshire



If you're in search of a bungalow in a sought-after and convenient location, your quest ends here with this charming three-bedroom detached bungalow. Nestled in the desirable Hillcroft Park area with local amenities. Step inside to discover a welcoming entrance hall leading to a cozy living room, a bright sunroom, and a spacious kitchen/dining area, perfect for hosting gatherings.

Three comfortable bedrooms await, along with a dressing room boasting an ensuite, as well as a convenient shower room. Outside, the bungalow rests on a generous plot, boasting a driveway, a single garage, and a well-proportioned rear garden, ideal for outdoor relaxation and entertaining. Opportunities like this are rare and tend to be swiftly snapped up. Don't miss out—get in touch today to schedule your viewing appointment and secure your chance to call this delightful bungalow home. This property also comes with No Upward Chain.

- Three Bedroom Detached Bungalow
- Spacious Living Room & Large Sun Room
- Three Bedrooms & Shower Room
- Driveway, Garage & Manicured Rear Garden
- Located In A Highly Desirable Location
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed entrance door, having a storage cupboard.

Living Room 19' 0" x 12' 8" (5.79m x 3.86m)

A spacious living room having a gas fire inset within the chimney breast, with decorative wood surround on a tiled hearth. There is a radiator, and a double glazed bow window to the front elevation. Internal glazed doors lead through into the Sun Room.

Sun Room 15' 10" x 7' 8" (4.83m x 2.34m)

A versatile room, having a radiator and a large double glazed window to the side elevation.

Kitchen 18' 10" x 6' 5" (5.75m x 1.95m)

Having a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink/drainers unit with chrome mixer tap over, and a range of integrated/built-in appliances including; oven/grill, microwave oven, electric hob with extractor hood over, and an integrated fridge/freezer. The kitchen also benefits from splashback tiling to the walls, tiled effect flooring, and double glazed windows to both the front & side



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elevations. There is a further double glazed composite door to the side elevation.

Lobby

Having loft access.

Bedroom One 13' 5" x 10' 6" (4.08m x 3.21m)

A double bedroom, having a radiator and double glazed double doors to the rear elevation with double glazed windows also to the rear elevation.

Bedroom Two 9' 10" x 11' 1" (2.99m x 3.38m)

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

Dressing Room 7' 11" x 5' 7" (2.42m x 1.69m)

A versatile space, having a radiator, and a double glazed window to the rear elevation, and further internal door leading into the En-suite.

En-suite (Bedroom Two) 3' 2" x 7' 10" (0.96m x 2.38m)

Fitted with suite comprising of a screened shower cubicle housing a mains-fed shower, a wash hand basin with chrome taps, and a low-level WC. In addition, there is tiled walls, tiled effect flooring.

Bedroom Three 8' 5" x 8' 0" (2.56m x 2.43m) measured into wardrobe space)

Having a fitted double wardrobe, radiator, and a double glazed window to the Sun Room.

Shower Room 5' 1" x 9' 3" (1.55m x 2.83m)

Fitted with a white suite comprising of screened shower cubicle housing a mains-fed shower, a wash hand basin set into to with chrome mixer tap over & storage beneath, and a low-level WC. The shower room also benefits from tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the side elevation. The shower room also accommodates a wall mounted gas central heating boiler concealed within a built-in cupboard.

Outside Front

The property is approached over a driveway with a further low-maintenance gravelled garden area to the side with a mature tree and access to the front entrance door & single garage. There is gated access to the side of the property leading to the rear garden.

Garage

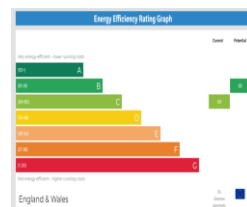
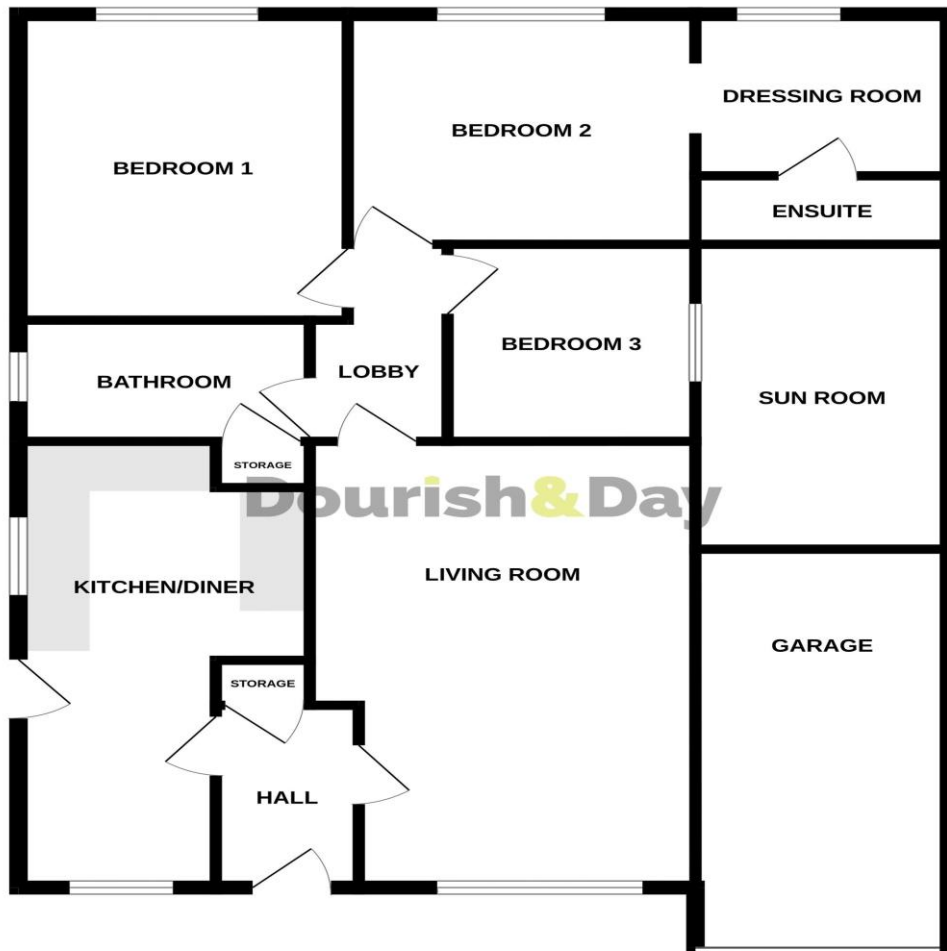
A single garage having an up and over garage door to the front elevation.

Outside Rear

Having a paved seating area and pathway leading to a large summer house. There is a manicured lawned garden area with a variety of mature shrubs, plants & trees.



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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