



Offers in the Region
Of £395,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **D**

Brocton Stafford

Sherbrook Close Brocton
Stafford Staffordshire



**** Part Exchange considered for the Shropshire area ** Stunning, Sumptuous and Splendid...Rarely do bungalows ticking quite so many boxes come to the market, yet here one is, in the most desirable of locations!**

Backing on to fields, sitting on a spacious and private plot and being presented to the highest of standards, this spectacular home on Sherbrook Close really will take your breath away! The accommodation comprises an entrance porch, entrance hall, gorgeous breakfast kitchen with garden room off and living room. The bedrooms are both spacious whilst there is also a gorgeous modern bathroom. Outside is plenty of parking to the front on the block paved driveway, whilst to the rear is that beautiful and private rear garden laid mainly to lawn with views over the adjoining countryside, whilst there is even a summer house. This property really is a stunner, so it won't be on the market for long, so book in quick or you will be left bitterly disappointed!

- Superb Fully Modernised Detached Bungalow
- Lounge & Refitted Breakfast Kitchen
- Conservatory Overlooking Private Garden
- Two Double Beds & Modern Bath/Shower Room
- Private Garden, Rural Views & Summer House
- Highly Regarded Village Of Brocton

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Entrance Porch

Having laminate floor and double glazed door to the entrance hall.

Entrance Hallway

Having laminate floor, radiator, built in cloaks cupboard and access to loft space with pull down ladder and loft lighting.

Lounge 14' 1" x 10' 11" (4.28m x 3.33m)

A spacious and light lounge having stone effect fire surround with cast iron inset housing living flame coal effect electric fire, television point, coving, radiator and opening into the breakfast kitchen.

Kitchen 20' 6" x 12' 7" max (6.26m x 3.83m)

Beautifully presented, refitted breakfast kitchen having wall mounted units with under cupboard lighting and matching double height storage units, glazed display cabinets with shelving. Work top incorporating 1 1/2 bowl ceramic sink drainer, space for cooker, matching base units with integrated fridge, freezer, dishwasher and washing machine. splash back tiling, oak floor, radiator and double doors to the conservatory.



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Orangery 6' 10" x 11' 1" (2.09m x 3.38m)

Modern double glazed orangery overlooking the private rear garden having 1/2 panelled walls, laminate floor, power points, television point, Insulated roof and French doors to the rear elevation.

Bedroom One 10' 11" x 11' 1" (3.32m x 3.38m)

Having radiator.

Bedroom Two 14' 10" x 8' 1" (4.53m x 2.47m)

Having radiator and double glazed French doors to the private rear garden.

Bathroom

Modern refitted suite comprising wash hand basin set into top with oak vanity unit under, bath with mains shower over, low level W.C, heated chrome towel radiator, travertine tiled floor and walls.

Externally

The property is approached via a block paved driveway with access to the private and beautifully maintained rear garden enjoying rural views with graveled area, laid mainly to lawn, well stocked borders and flower beds, dry stone walling, decked seating area leading to a spacious summer house, garden shed, greenhouse and work shop with power and lighting.



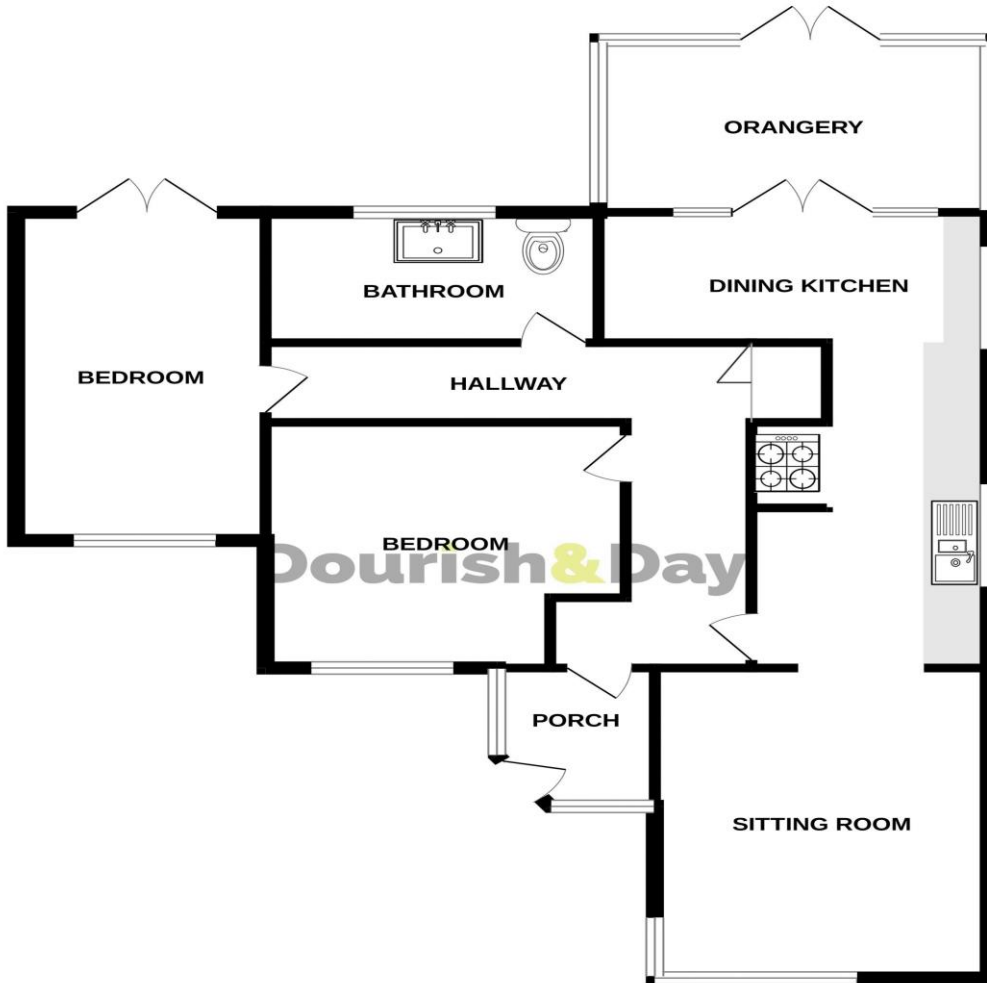
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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		113
A	(81-91)		
B	(69-80)		
C	(55-68)	70	
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
www.ec.europa.eu

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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