



£345,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Moss Pit Stafford

Ash Rise Moss Pit
Stafford Staffordshire



Rising from the Ashes is this fantastic detached three-bedroom bungalow, located on a private road, is waiting to become your next forever home and offers no upward chain. This property boasts an abundance of living space with huge potential—just waiting for you to put your own stamp on it!

Inside, you'll find an entrance hall, a grand living room, dining room, family kitchen, conservatory, three bedrooms, and a family bathroom. The front features a charming, low-maintenance stoned garden, a driveway, and a single garage, while the rear showcases a beautifully manicured garden. Situated in a great location, this home is just a short drive from Stafford town centre, with excellent commuter links to the M6/A449, rail, and bus routes. You'll also find plenty of amenities and good local schooling nearby. It's time for you to RISE out of your chair and pick up the phone to book your viewing!

- Three Bedroom Detached Bungalow
- Spacious Living Room, Dining & Kitchen
- Conservatory, Utility With Guest WC
- Drive Way, Garage & Private Rear Garden
- Supurb Commuting Links To The M6
- No Upward Chain

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

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Entrance Hallway

Accessed through a double glazed entrance door with a double glazed panel to the side, and having a built-in storage cupboard, access to the loft space & Karndean wood effect flooring.

Living Room 23' 0" x 17' 10" (7.02m x 5.44m)

A large living room, having an inset gas fire set within a decorative brick surround, feature timber beams, radiator, a double glazed bow window to the front elevation, and further internal glazed door opening up into the dining room.

Dining Room 11' 0" x 11' 3" (3.36m x 3.43m)

Having a decorative electric fire set within a wood surround & matching hearth, feature timber beams, radiator, wood flooring, and a double glazed sliding door to the rear elevation.

Kitchen 22' 8" x 11' 3" (6.92m x 3.42m)

A large kitchen, which comprises of a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap over, and under-counter spaces & plumbing for appliances. In addition, there is space for a cooker, part-tiled walls, a radiator, Karndean wood effect flooring, and double glazed windows to both the rear & side elevations.

Conservatory 10' 1" x 9' 11" (3.08m x 3.02m)

A brick based double glazed conservatory, having double glazed windows & double glazed & double glazed French doors opening out to the rear garden. The conservatory also benefits from having tiled flooring.



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Bedroom One 11' 8" x 11' 1" (3.56m x 3.37m)

A double bedroom, having laminate flooring, a radiator, and a double glazed bow window to the front elevation.

Bedroom Two 10' 9" x 11' 1" (3.27m x 3.38m)

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

Bathroom 8' 10" x 8' 10" (2.70m x 2.68m)

Comprising of a panelled bath with telephone style mixer tap, a separate shower cubicle housing a mains-fed shower, a wash hand basin with cupboard beneath & mixer tap over, and a low-level WC. In addition, there is a bidet, a radiator, vinyl flooring, tiled walls, and a double glazed window.

Bedroom Three 8' 10" x 8' 1" (2.69m x 2.47m)

Having a radiator, wood laminate flooring, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a driveway which provides off-street vehicle parking and access to both the garage and main entrance door. There is a low-maintenance gravelled garden area to the side with a variety of potted plants. There is gated access to the side leading to the enclosed rear garden.

Garage 20' 2" x 11' 9" (6.15m x 3.59m)

Accessed through an electrically operated roller-shutter garage door to the front elevation, benefitting from having both power & lighting installed & a further internal door leading through into a utility area.

Utility 11' 11" x 8' 2" (3.63m x 2.50m)

A useful utility separate from main house, which is fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl stainless steel sink/drainers with chrome mixer tap over. There is under-counter space & plumbing for appliances, a wall mounted gas central heating boiler, a radiator, tiled flooring, a double glazed window to the rear elevation, and further internal door leading into a WC.

WC 3' 4" x 3' 8" (1.02m x 1.11m)

Having a low-level WC, part-tiled walls, tiled flooring, and a double glazed window to the rear elevation.

Outside Rear

A good sized & enclosed rear garden which features a large paved patio seating area with steps down to a large lawned garden where there is a variety of established shrubs in planting beds, a further decked seating area & garden shed.

Agents Note

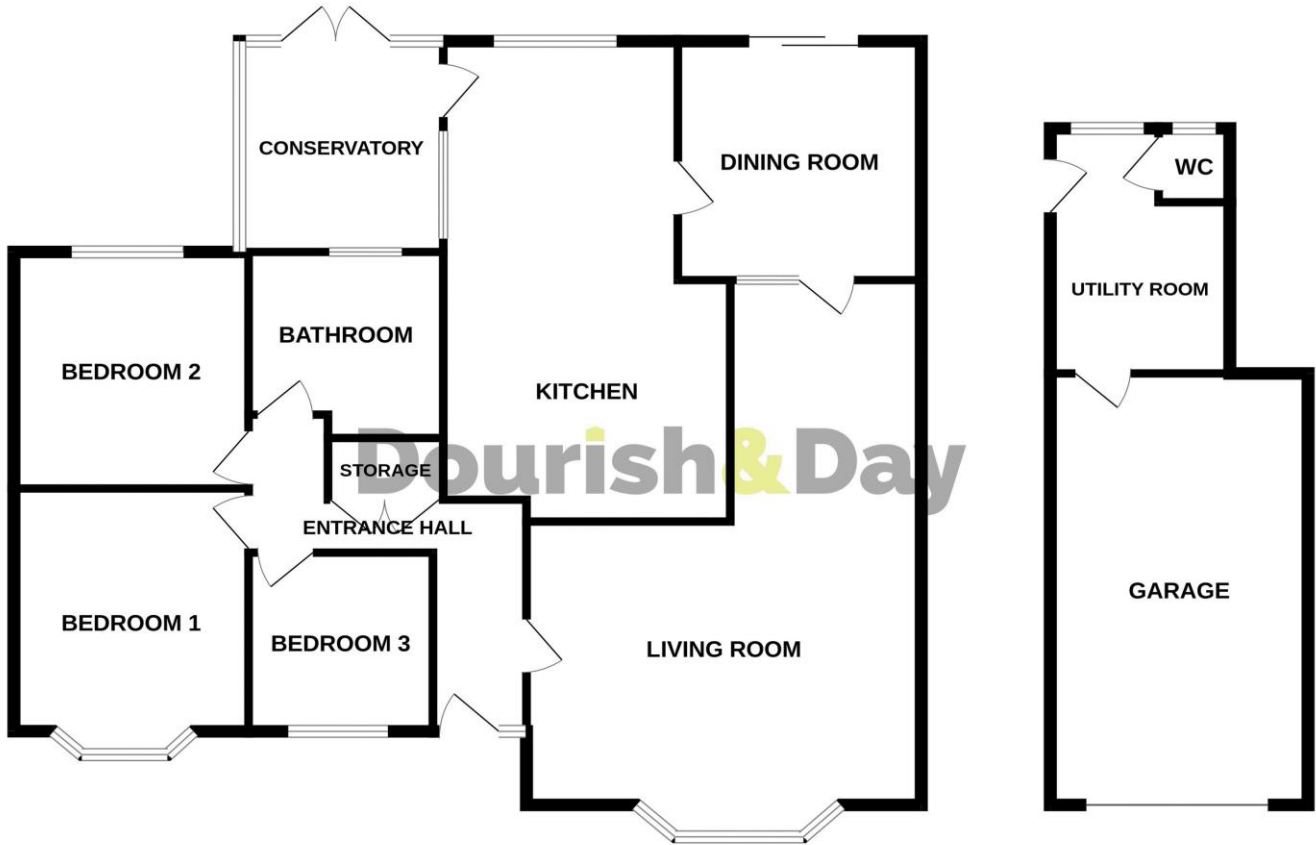
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Agents Note

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GROUND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest rating cost	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
		78	78

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