



£375,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

Walton-on-the-Hill Stafford

Beechfield Drive Walton-on-the-Hill
Stafford Staffordshire

🛏️ **2** 🚿 **2** 🛋️ **1**

This superb two double bedroom detached bungalow has many impressive features, ample off road parking, carport with electric door, detached garage also having an electric door, good sized and private rear garden, not to mention the highly desirable cu-de-sac location! Internally the property continues to give having an entrance hallway, spacious open plan lounge and dining room, double glazed garden room, fitted dining kitchen, shower room, two double bedrooms and En-suite shower room to bed one. Beechfield Drive is located close to excellent amenities as well as being only a short drive to the stunning Cannock Chase.

- Beautifully Presented Detached Bungalow
- Two Double Bedrooms & En-Suite Shower Room
- Spacious Open Plan Lounge & Dining Room
- Dining Kitchen & Garden Room
- Carport, Detached Garage & Private Garden
- Highly Regarded Cul-De-Sac Location

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Entrance Porch

An inset entrance porch with a double glazed entrance door to the front elevation leading into the entrance hallway.

Entrance Hallway

Featuring ceramic tiled flooring, ceiling coving, radiator, and internal door to the open-plan living room & dining space.

Living Room & Dining Space (Living Room) 15' 5" x 15' 5" (4.71m x 4.69m) maximum

A spacious & light open-plan room, having a granite fire surround with matching inset & hearth housing a log effect electric fire, ceiling coving, radiator, double glazed windows & double glazed double doors to leading into the garden room. There is a further door to the kitchen & archway into the dining room.

Living Room & Dining Space (Dining Space) 8' 3" x 8' 8" (2.51m x 2.63m)

Having ceiling coving, a radiator, and a double glazed window to the rear elevation.

Garden Room 10' 11" x 9' 10" (3.34m x 3.00m)

A spacious room which overlooks the private & enclosed rear garden, and benefitting from having a ceiling fan light, ceramic tiled flooring, electrical socket point, lighting, and double glazed double doors to the side elevation opening out onto a paved seating area.



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Kitchen 15' 3" x 12' 7" (4.65m x 3.84m) maximum

A spacious kitchen/diner fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl stainless steel sink/drainage with mixer tap over, and an array of integrated/fitted appliances including/ 4-ring gas hob with extractor over, integrated eye-level electric double oven & grill, integrated wine cooler, integrated dishwasher, integrated refrigerator, and space for an additional fridge/freezer with space & plumbing for further kitchen appliance(s). The room also benefits from having discreet under-cupboard lighting, ceramic splashback tiling to the walls, ceramic tiled flooring, inset ceiling downlighting throughout, radiator, an access point to the loft space, built-in cupboard, a double glazed door to the side elevation leading to the carport, and two double glazed windows to the front elevation.

Bedroom One 13' 9" x 10' 10" (4.20m x 3.29m) maximum

A spacious double bedroom featuring a range of modern fitted bedroom furniture, and having ceiling coving, a radiator, double glazed window to the rear elevation, and further internal door leading into the En-suite shower room.

En-suite (Bedroom One)

Fitted with a suite comprising of a low-level WC, a wash basin set into top with mixer tap over & storage beneath, and a separate shower cubicle housing a mains-fed shower. The room also benefits from having ceramic tiling to the walls, wood effect flooring, inset ceiling downlighting, a towel radiator and a double glazed window to the side elevation.

Bedroom Two 11' 8" x 11' 3" (3.55m x 3.43m) maximum

A second spacious double bedroom, again having a range of modern fitted bedroom furniture, ceiling coving, radiator, and a double glazed bay window to the front elevation.

Shower Room 8' 4" x 6' 0" (2.55m x 1.83m) maximum

Fitted with a suite comprising of a low-level WC, a wash basin set into top with mixer tap over & storage beneath, and a separate shower cubicle housing a mains-fed shower. The room also benefits from having further matching storage units, ceramic tiled flooring, ceramic tiling to the walls, an electrical shaver point, inset ceiling downlighting, vertical wall mounted radiator and a double glazed window to the front elevation.

Externally

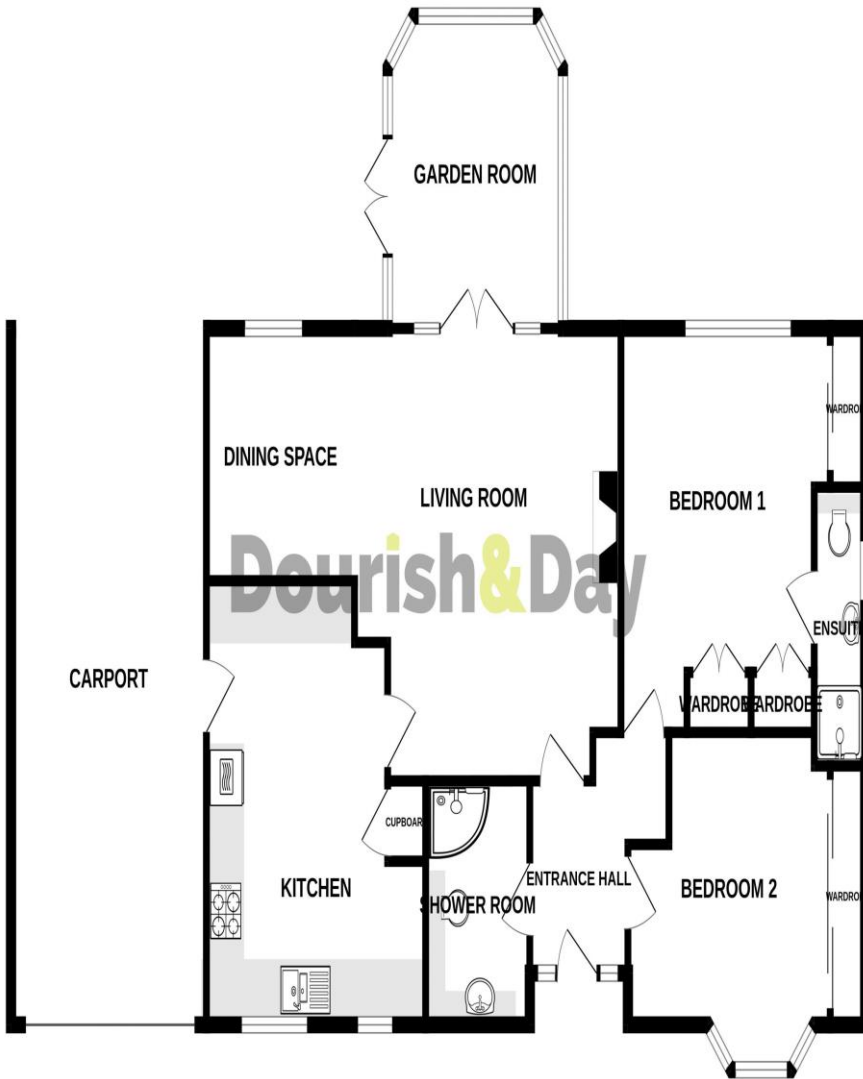
The property benefits from being positioned on a good sized plot behind a decorative gravel covered front garden area with a block edged pathway and asphalt driveway providing off-road vehicle parking and access to the entrance door and carport which is accessed via an electronically operated roller-shutter door to the front elevation providing further parking and leading to the detached garage & private rear garden which is enclosed and features substantial paved outdoor seating area, and being laid mainly to lawn with a garden shed, raised bedding area with decorative gravel covering & well stocked borders.

Detached Garage 17' 7" x 8' 11" (5.37m x 2.73m)

A brick constructed & pitched roof garage, featuring an electronically operated roll-shutter door to the front elevation, a double glazed window to the side, and benefitting from having both power sockets & lighting.



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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