



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Creswell Manor Farm Stafford

Creswell Farm Drive Creswell Manor Farm  
Stafford Staffordshire

🛏️ **3**    🚿 **1**    🛋️ **2**

***Spacious three bedroom detached true bungalows are few and far between, especially on the highly desirable Creswell Farm Drive, situated close to amenities, excellent commuter links and only a short drive into Stafford Town Centre.***

Externally the property sits on a good sized plot and benefits from a double garage, off road parking for numerous vehicles as well as secure parking to the side for a boat or caravan. The rear garden is a good size and well maintained with paved seating area. Internally the property has an entrance hallway, guest W.C, spacious open plan lounge and dining room, refitted kitchen, conservatory, inner hallway, three bedrooms and bathroom. The property also has the added benefit of Solar panels.

- Spacious Three Bed Detached Bungalow
- Open Plan Lounge Diner & Kitchen
- Conservatory & Refitted Bathroom
- Ample Off Road Parking & Double Garage
- Solar Panels
- Highly Regarded Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Storm Porch

Having a uPVC entrance door leading to:

## Entrance Hall

With radiator.

## Guest WC

Having a suite including a wash hand basin with mixer tap and splashback tiling and low level WC. Double glazed window to the front elevation.

## Lounge / Diner 13' 9" x 23' 3" (4.20m x 7.08m)

A substantial, open plan lounge / diner having a quartz fire surround with hearth and housing a coal effect gas fire, coving, two radiators and double glazed bay window to the front elevation.

## Kitchen 10' 3" x 8' 11" (3.12m x 2.72m)

Having a range of matching units extending to base and eye level and fitted work wooden work surfaces with a stainless steel sink and brushed stainless steel contemporary style mixer tap. Range of integrated appliances including an electric oven/grill, four ring gas hob with stainless steel cooker hood over. Space for further appliances, wood effect laminate floor, splashback tiling, radiator and a glazed door leads to:



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Conservatory** 10' 4" x 7' 0" (3.15m x 2.13m)

Having wood effect laminate floor, double glazed door leading to the private rear garden and paved seating area and a further door leads to the double garage.

## **Inner Hall**

Having access to a spacious loft space with insulation and an airing cupboard with fitted shelving.

## **Bedroom One** 12' 1" x 10' 10" (3.69m x 3.31m)

Having fitted double wardrobes, radiator and double glazed window to the rear elevation.

## **Bedroom Two** 9' 7" x 10' 9" (2.92m x 3.28m)

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

## **Bedroom Three** 6' 8" x 10' 3" (2.03m x 3.13m)

Having a radiator and double glazed double doors giving views and access to the private rear garden.

## **Family Bathroom** 7' 1" x 7' 5" (2.15m x 2.27m)

Having a white suite comprising of a panelled bath with glass shower screen and electric shower over, pedestal wash hand basin with chrome mixer tap and low level WC. Splashback tiling, radiator and double glazed window to the side elevation.

## **Outside - Front**

The property is approached over two driveways which providing parking for numerous vehicles and lead to the double garage. A further driveway leads through double gates to a secure paved additional hardstanding area to the side which would be ideal for a motorhome/boat or caravan. Further gates side access leads to the rear garden.

## **Double Garage** 20' 5" x 15' 5" (6.22m x 4.69m)

Having a work bench, power, lighting, wall mounted gas central heating boiler, solar panel controls and a double width electronic up and over door to the front elevation.

## **Outside - Rear**

Having a large, paved seating area overlooking the remainder of the garden being mainly laid to lawn with well stocked beds having a variety of plants and shrubs. There is a vegetable plot and the garden shed and greenhouse are included in the sale.

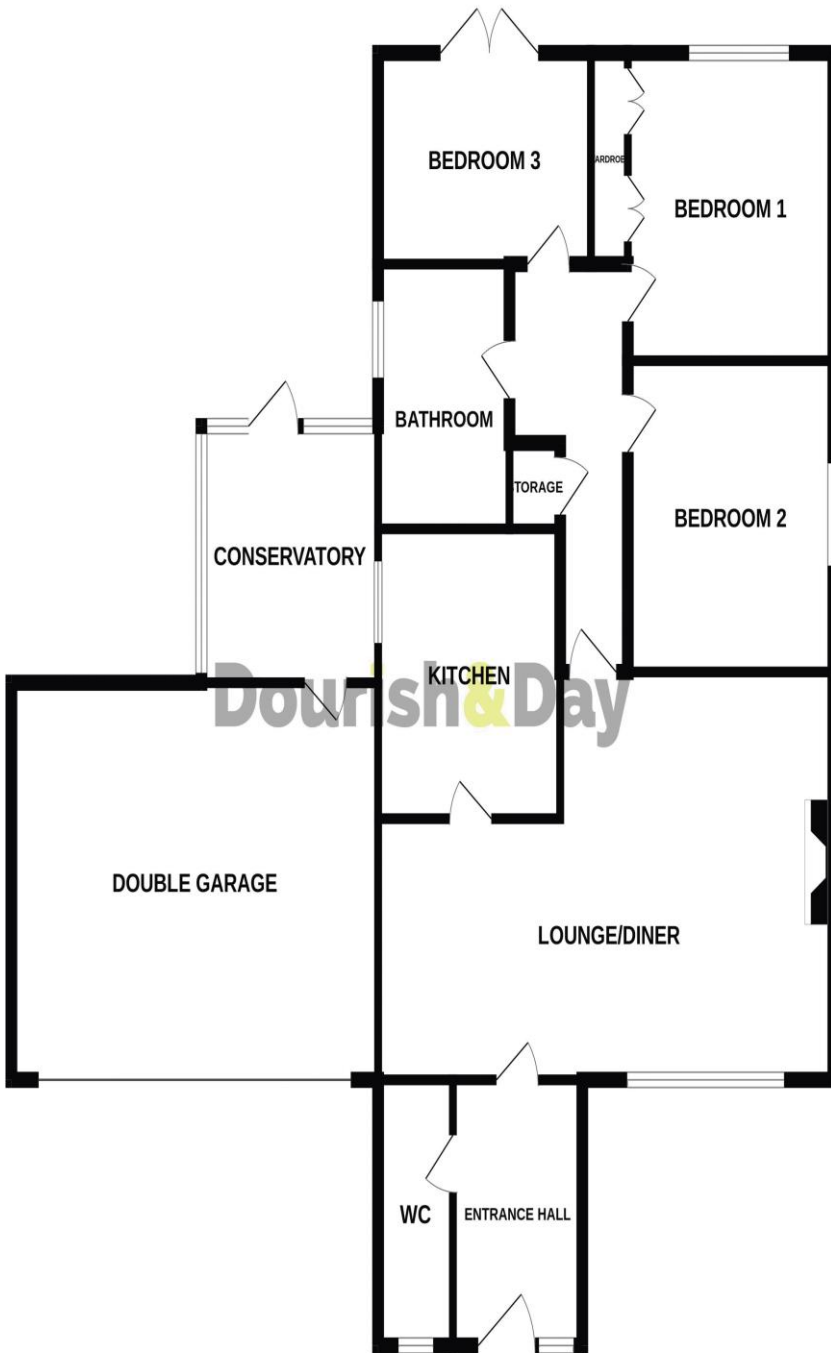
## **Agents Note**

We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.

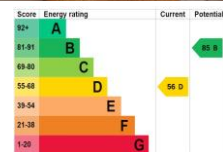




## GROUND FLOOR



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.  
Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)