



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **C**

## Wildwood Stafford

Sylvan Way Wildwood  
Stafford Staffordshire



***Are you searching for a detached bungalow where you can move straight in without the hassle of renovations? Look no further! This two-bedroom detached gem could be the perfect home for you.***

Internally, the property features an entrance hallway, a spacious living/dining room, a modern kitchen, two well-proportioned bedrooms, and a newly refitted shower room. Externally, the property boasts a driveway providing ample off-road parking and a generously sized rear garden, perfect for outdoor activities and relaxation. Located in the highly desirable Wildwood area, this property is close to local shops and just a short drive from Stafford's town centre, offering easy access to a wide array of amenities and a mainline train station for convenient commuting. Bungalows in this condition are hard to find, so do not delay—call us today to arrange your viewing appointment and avoid disappointment!

- Two Bedroom Detached Bungalow
- Well Presented Throughout
- Living/Dining Room, & Contemporary Kitchen
- Two Double Bedrooms & Shower Room
- Driveway & Private Rear Garden
- Located In A Highly Desirable Area

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed entrance door and having access to loft space, useful shelved storage cupboard and radiator.

## Living / Dining Room 19' 2" x 9' 11" (5.84m x 3.03m)

A spacious living/dining room having an electric fire set within a surround, radiator and double glazed bow window to the front elevation.

## Kitchen 10' 0" x 7' 9" (3.06m x 2.37m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, electric hob with cooker hood over. Space for appliances, useful storage cupboard housing the gas central heating boiler, wood effect laminate floor, radiator, recessed downlights, double glazed window to the front elevation and double glazed door to the side elevation.

## Bedroom One 12' 8" x 10' 0" (3.87m x 3.04m)

A spacious main bedroom having a radiator and double glazed window to the rear elevation.



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## **Bedroom Two** 9' 6" x 7' 10" (2.90m x 2.39m)

Currently being used as a snug. Having a radiator and double glazed window to the rear elevation.

## **Shower Room** 5' 11" x 5' 6" (1.81m x 1.68m)

Having a white suite including a shower cubicle with fitted mains shower, half pedestal hand basin with chrome mixer tap and close coupled WC. Laminate floor, recessed downlights, extractor fan, towel radiator and double glazed window to the side elevation.

## **Outside - Front**

The bungalow has a lawned front garden with a driveway providing off-road parking and leading to:

## **Carport**

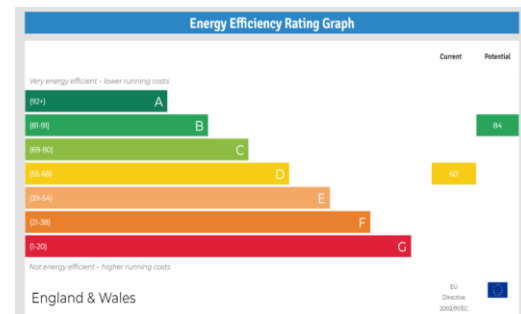
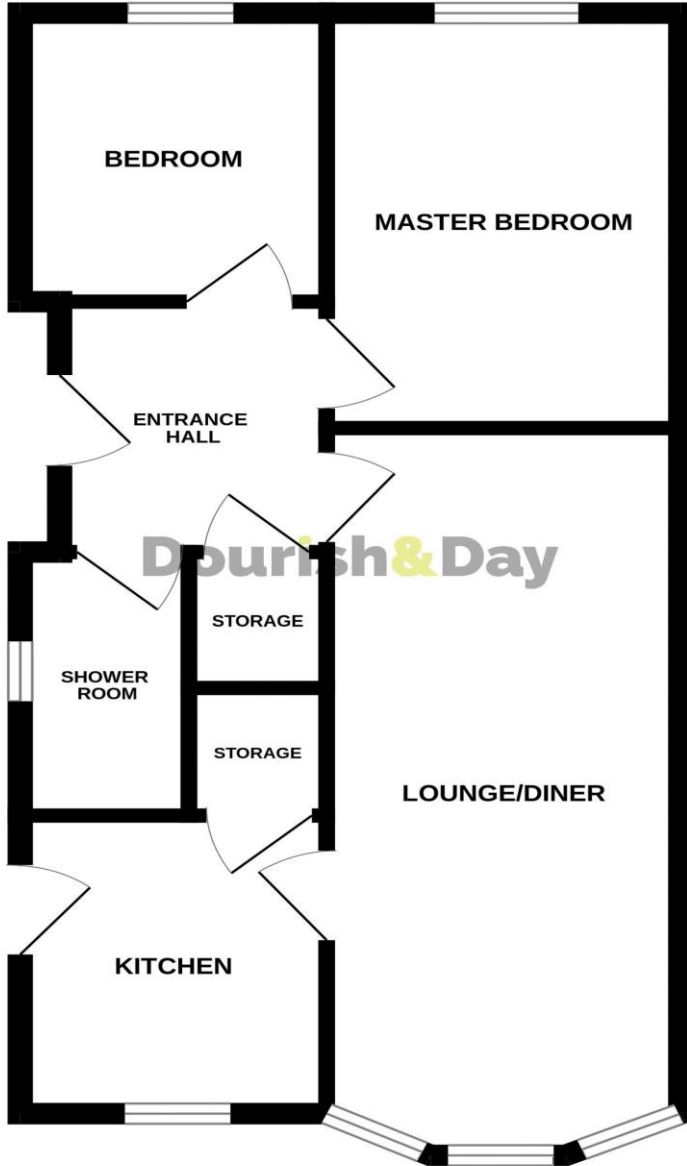
Which provides access to the entrance door and a further door into the kitchen. The carport leads to the rear garden.

## **Outside - Rear**

Having a paved seating area overlooking the remainder of the garden which is mainly laid to lawn with an array of maturing beds with a variety of plants and shrubs. The garden shed is included in the sale and the garden is enclosed by panel fencing.



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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