



£310,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

Western Downs Stafford

Clarendon Drive Western Downs
Stafford Staffordshire



This charming, detached bungalow is ideally situated and perfect for buyers seeking a move-in ready home.

Inside, the property boasts a welcoming and spacious layout featuring an entrance hall, a large living room, a kitchen/dining room, two double bedrooms, and a modern fitted bathroom. Outside, you'll find a driveway and carport, along with a private rear garden that includes a garden room converted from the garage. Bungalows of this calibre are highly sought after, so don't miss out—call us today to schedule a viewing!

- Superb Detached Bungalow
- Large Living Room & Kitchen/Diner
- Two Double Bedrooms & Modern Bathroom
- Driveway & Carport
- Private Rear Garden
- Wonderful Garden Room

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a recently installed composite entrance door and having wood effect flooring and radiator.

Living Room 16' 9" x 15' 2" (5.10m x 4.62m)

A large, bright reception room having an electric flame effect fire set within a decorative surround with marble effect hearth. Wood effect flooring, two radiators and double glazed bow window to the front elevation.

Kitchen / Dining Room 20' 1" x 8' 3" (6.11m x 2.52m)

Having a range of matching units extending to base and eye level and wooden effect work surfaces with an inset ceramic one and a half bowl sink unit with mixer tap. Range of integrated appliances including an oven, four ring gas hob and cooker hood over. Spaces for appliances, wall mounted gas central heating boiler being approx. 3 years old, tiled effect flooring, two radiators, three double glazed windows and a recently installed composite door to the side elevation.

Inner Hall

Having wood effect flooring and access to loft space.



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Bedroom One 13' 11" x 8' 11" inc robes (4.24m x 2.71m inc robes)

A good-sized main bedroom having a range of fitted bedroom furniture including wardrobes and overbed storage units, wood effect flooring, radiator and double glazed window to the rear elevation.

Bedroom Two 10' 11" x 8' 5" (3.32m x 2.56m)

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

Bathroom 10' 10" x 6' 0" (3.31m x 1.82m)

Having a contemporary white suite which includes a 'P' shaped panelled bath with mixer tap and electric shower over, wash hand basin with mixer tap and low level WC. Wood effect flooring, radiator and double glazed window to the rear elevation.

Outside - Front

The bungalow is approached over a driveway which provides off-road parking and extends to the side into the carport. In addition, there is a low maintenance block paved front garden with mature shrubs and hedges.

Carport

With a door leading to the garden room.

Outside - Rear

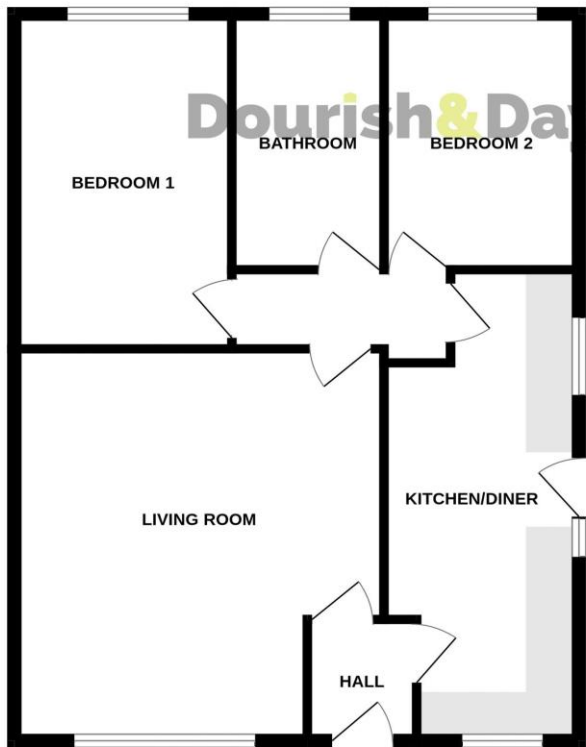
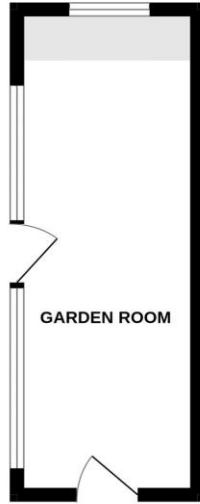
A beautiful, well established private rear garden featuring decked and seating area. there is an artificial lawn and an array of beds having a variety of plants and shrubs.

Garden Room 20' 8" x 7' 4" (6.31m x 2.24m)

Being converted from the original garage, this beautiful room has multiple windows enjoying views over the rear garden, a double glazed door to the rear garden and a further double glazed door leading into the carport. In addition, there are fitted units to the rear of the garden room with work surface over.



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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