



£725,000



TENURE: **Freehold**



EPC RATING: **E**



COUNCIL TAX BAND: **G**

Brocton Stafford

Walton Lane Brocton
Stafford Staffordshire



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Introducing this spacious five-bedroom detached family home, offering plenty of space and comfort for the whole family. Located in the highly desirable village of Brocton, set in a quiet location on the edge of Brocton hall golf course. The property is conveniently located within walking distance of Cannock Chase, a designated Area of Outstanding Natural Beauty. This prime location provides local amenities and is just a 15-minute drive to Stafford's town centre, perfect for those seeking a semi-rural feel without being too far from the town. Step inside and you'll find an entrance hallway, living room, a dining room, a guest WC, a kitchen/breakfast, and a utility room all on the ground floor. Ascending to the first floor, there are five generously sized bedrooms, with ensuite bathrooms in both bedroom one and bedroom two. Bedroom one also features a walk-in wardrobe. Completing the first floor is a well-appointed family bathroom. Externally, the property boasts a driveway with a double garage and a large enclosed private rear garden, ideal for outdoor activities and relaxation. While the property may need some updating, it presents the perfect opportunity to put your stamp on it and make it your forever home. Offered with no onward chain, don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Large Five Bedroom Detached Family Home
- Living Room, Dining Room & Kitchen/Breakfast
- Five Bedrooms, Guest WC & Two En-suites
- Large Driveway, Double Garage & Private Garden
- Located In A Highly Sought After Village
- Modernisation Required, No Onward Chain

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

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Entrance Hallway

Accessed through a door to the front elevation, featuring an exposed staircase rising to the first floor landing & accommodation and a double glazed window to the front elevation.

Living Room 20' 10" x 11' 10" (6.35m x 3.60m)

A spacious & light reception room which features an open fireplace with brick surround & slate hearth. There is a radiator and a glazed bow window to the front elevation & glazed doors to the rear elevation.

Kitchen 13' 1" x 15' 11" (3.98m x 4.86m)

A spacious breakfast kitchen which has a range of fitted wall, base & drawer units with work surfaces over incorporating an inset 1.5 bowl sink/drain unit with chrome mixer tap over, and a range of kitchen appliance including a built-in oven/grill, electric hob with extractor hood over, integrated dishwasher & fridge/freezer. The kitchen benefits from having a breakfast bar area, splashbacks, tiled flooring, a glazed window to the rear elevation and glazed door leading into the utility room.

Utility Room 6' 8" x 9' 0" (2.03m x 2.74m)

A versatile space having fitted work surfaces with space & plumbing for appliances. There is a radiator, a glazed window to the rear elevation & glazed door to the side elevation.

Guest WC 6' 11" x 3' 10" (2.10m x 1.18m)

Fitted with a suite comprising of a low-level WC with enclosed cistern and a wash basin set into top with chrome mixer tap over & storage beneath. There is part-tiled walls, tiled flooring, a radiator, and a glazed window to the front elevation.



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First Floor Landing

Having access to loft space, radiator and a built-in cupboard.

Bedroom One 10' 2" x 14' 11" (3.09m x 4.54m)

A spacious double bedroom which features a walk-in wardrobe. There is further access to the loft space, radiator and a glazed window to the front elevation.

En-suite (Bedroom One) 5' 3" x 8' 10" (1.59m x 2.69m) maximum measurements

Fitted with a white suite comprising of a shower cubicle with mains shower, wash hand basin set into top with chrome mixer tap over & storage beneath, and a low-level WC with an enclosed cistern. There is part-tiled walls and a glazed window to the rear elevation.

Bedroom Two 12' 8" x 11' 11" (3.86m x 3.63m)

A second spacious double bedroom which features a fitted double wardrobe. There is a radiator and a double glazed window to the rear elevation.

En-suite (Bedroom Two) 9' 3" x 6' 2" (2.83m x 1.88m)

Fitted with a white suite comprising of a shower cubicle with mains shower, wash hand basin set into top with chrome mixer tap over & storage beneath, and a low-level WC with an enclosed cistern. There is part-tiled walls, a radiator and a glazed window to the rear elevation.

Bedroom Three 9' 5" x 9' 6" (2.87m x 2.90m)

A third smaller double bedroom having fitted bedroom furniture, a wash basin set into top with chrome mixer tap & storage beneath, a radiator and a glazed window to the rear elevation.

Bedroom Four 7' 5" x 11' 11" (2.27m x 3.62m)

Having a fitted double wardrobe, radiator and a glazed window to the front elevation.

Bedroom Five 7' 10" x 9' 7" (2.38m x 2.92m)

Having fitted bedroom furniture, a radiator and a glazed window to the front elevation.

Bathroom 6' 6" x 6' 1" (1.97m x 1.85m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap and mains shower over with screen to side, a wash hand basin set into top with chrome mixer tap over & storage beneath and a low-level WC with an enclosed cistern. There is a wall mounted hairdryer, tiled walls, tiled flooring, chrome towel radiator and a glazed window to the rear elevation.

Outside Front

The property sits well back from the Lane and is approached over a large double width driveway providing off-street parking for numerous vehicles and access to the double garage and main entrance door to the front elevation. There is a large lawned garden area to the side with an array of established plants & shrubs and is bordered by decorative evergreen hedging.

Double Garage 17' 4" x 14' 11" (5.28m x 4.55m)

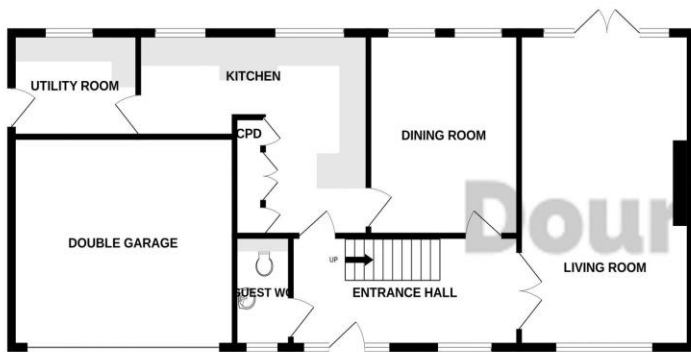
Having a double width up and over garage door to the front elevation, a glazed window to the side elevation, an integral door leading into the utility room, and benefitting from having both power & lighting installed. The garage also accommodates a wall mounted gas central heating boiler.

Outside Rear

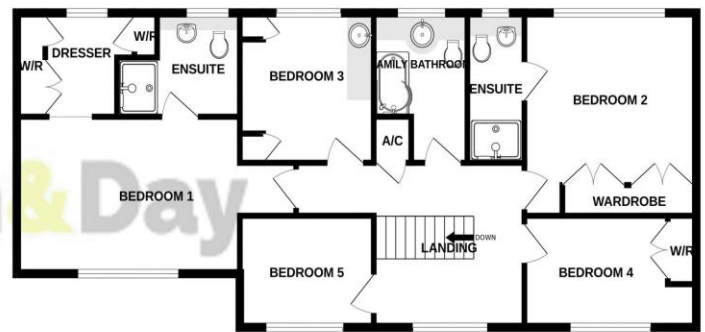
A substantial, beautifully presented, private & established garden which features a substantial lawned garden area, paved patio outdoor seating/entertaining area, an array of stunning plants, trees & shrubs.



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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