



£160,000

🔑 TENURE: Leasehold

📊 EPC RATING: N/A

🏠 COUNCIL TAX BAND: A

## Hopton Stafford

Ivy Cottage Within Lane Hopton  
Stafford Staffordshire ST18



**Stunning modern, two bedroom park home situated in a semi rural location, having easy access into Stafford Town Centre and nearby rural walks and specifically for those over the age of 50.**

This superb park home is beautifully presented throughout and embodies open plan living. Internally the accommodation comprises of a large open plan dining/reception hallway with a modern shaker style open plan kitchen enjoying an array of built in appliances, living room, two bedrooms and a modern bathroom suite. Externally the property has a driveway and private, gravel and paved, landscaped seating areas.

- Modernised Two Bedroom Detached Park Home
- For Those Over The Age of 50
- Living Room & Open Plan Kitchen/Dining
- Two Double Bedrooms & Bathroom
- Located In A Highly Desirable Area
- No Onward Chain For Ease of Purchase

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## **Kitchen/Diner** 12' 2" x 19' 2" (3.70m x 5.83m)

Access through a double glazed entrance door with double glazed side panels having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. A range of built-in cooking appliances including an oven with electric hob and cooker hood over, additional integrated appliances include a washing machine and fridge freezer. Tiled splashbacks, part tiled and part carpet flooring, downlights, storage cupboard, radiator, double glazed window to the side elevation and double glazed double doors leading to the side elevation.

## **Living Room** 8' 11" x 19' 1" (2.72m x 5.82m)

A spacious living room having an electric fire set on a surround with matching hearth, two radiators, downlights and three double glazed bow windows to the front and side elevation.

## **Inner Hall**

Having a radiator and giving access to two bedrooms and bathroom.



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## **Bedroom One** 11' 0" x 7' 3" (3.35m x 2.22m)

A double bedroom having built-in double wardrobes with clothes rail, radiator and double glazed bow window to the side elevation.

## **Bedroom Two** 10' 0" x 9' 4" max (3.06m x 2.84m max)

A second double bedroom having built-in double wardrobes with clothes rail, downlight, radiator and double glazed window to the side elevation.

## **Bathroom** 5' 11" x 9' 3" (1.81m x 2.82m)

Having a white suite comprising of bath with chrome mixer tap and mixer shower attachment over, close coupled WC and pedestal wash basin with chrome mixer tap. Tiled walls, tiled flooring, downlights, chrome towel radiator and double glazed window to the side elevation.

## **Outside - Front**

Having a paved walkway giving access to the side of the property, main entrance door and a wooden gate leading to the rear elevation.

## **Outside - Rear**

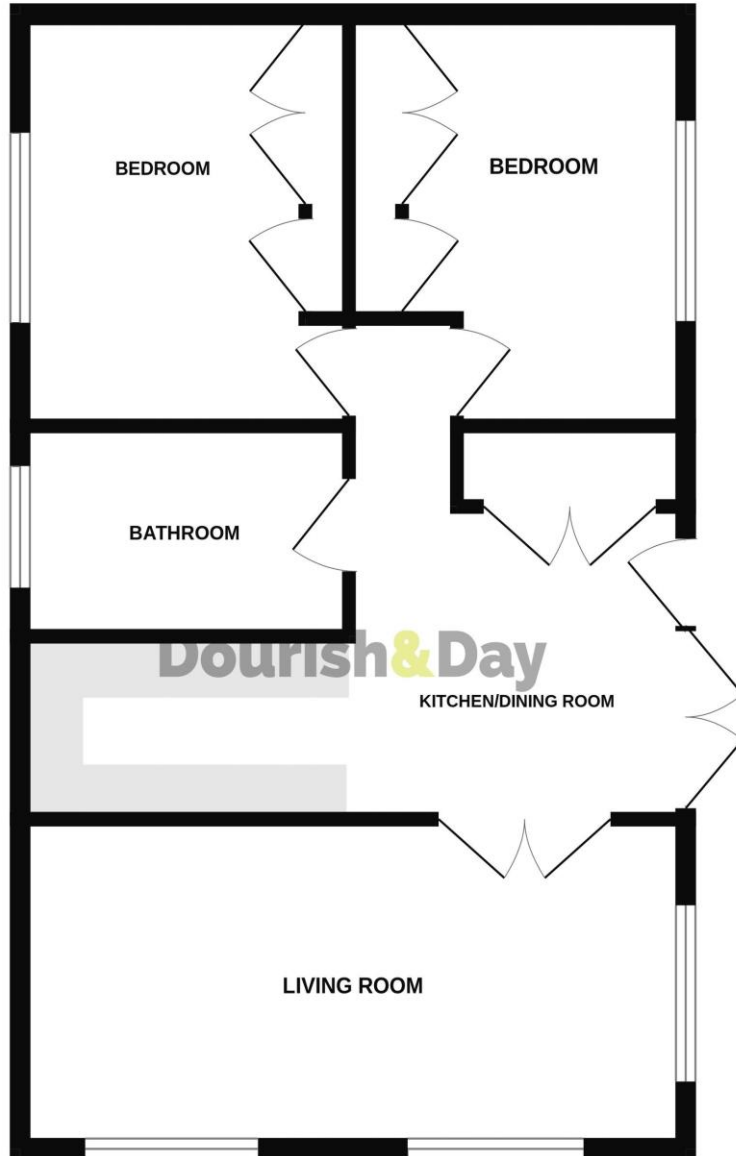
Enclosed by wooden fence panelling, having a gravelled garden stretching around the border of the property providing low maintenance gardening.

## **ID Checks**

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## GROUND FLOOR



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