



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Creswell Manor Farm Stafford

Creswell Farm Drive Creswell Manor Farm
Stafford Staffordshire

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A substantial three bedroom detached bungalow, in a spacious and private garden plot on a hugely popular development!

Internally the property has an entrance hallway, guest W.C, spacious open plan lounge and dining room, kitchen, conservatory, utility room, inner hall, three bedrooms and bathroom. Externally the property sits on a good sized plot and benefits from a double garage and off road parking for numerous vehicles. To the rear is a private and spacious, beautifully manicured garden. This home has the advantage of being only a few minutes from important motorway and rail links as well as being a short walk from a beautiful nature reserve, local supermarkets, a surgery, library, community centre and bus routes. This is a real gem of a property so don't miss out!

- No Upward Chain
- Spacious Three Bed Detached Bungalow
- Open Plan Lounge Diner & Kitchen
- Conservatory & Refitted Bathroom & Cloakroom
- Highly Regarded Location
- Ample Off Road Parking & Double Garage

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Entrance Hall

Being accessed through a double glazed entrance door and having a radiator.

Guest WC

A refitted guest WC having a suite which includes a wash hand basin with chrome mixer tap and with a vanity unit beneath and dual flush WC with enclosed cistern. Splashback tiling and double glazed window to the front elevation.

Open Plan Lounge 14' 1" x 14' 5" (4.29m x 4.39m)

A spacious and light open plan lounge having an Adams style fire surround with a quartz inset and hearth housing a coal effect electric fire, coving, radiator, double glazed bow window to the front elevation and double glazed windows and double glazed door leading to the Conservatory. The lounge opens into:

Open Plan Dining Room 13' 11" x 9' 11" (4.24m x 3.01m)

Having coving and radiator.



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Breakfast Kitchen 15' 7" x 9' 0" (4.75m x 2.75m)

A spacious breakfast kitchen having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink drainer with mixer tap. Range of integrated appliances including a double oven/grill, four ring hob with cooker hood over. Space for further appliances, splashback tiling, radiator, coving, double glazed window and door leading to the side elevation.

Utility Room 5' 6" x 7' 3" (1.67m x 2.20m)

Having wall mounted units, space and plumbing for appliances, radiator and double glazed window to the side elevation.

Conservatory 14' 4" x 10' 0" (4.36m x 3.05m)

A substantial, double glazed conservatory with wood effect laminate floor, power points and double glazed double doors leading to the paved seating area and rear garden.

Inner Hall

Having airing cupboard with shelving housing the wall mounted gas central heating boiler and access to loft space.

Bedroom One 10' 8" x 13' 1" into robes (3.25m x 3.99m into robes)

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

Bedroom Two 10' 7" x 9' 2" (3.22m x 2.80m)

A second double bedroom having a radiator, coving and double glazed window to the rear elevation.

Bedroom Three 8' 11" x 9' 11" (2.73m x 3.03m)

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

Shower Room 7' 0" x 6' 5" (2.13m x 1.96m)

Having a suite including a corner shower cubicle with an electric shower, wash hand basin with storage and a vanity unit beneath and low level WC. Splashback tiling, chrome towel radiator and double glazed window to the side elevation.

Outside - Front

The bungalow is approached over a double-width tarmac driveway providing ample off-road parking. The remainder of the garden is mainly laid to lawn and access is available to either side of the bungalow.

Double Garage 17' 4" x 15' 6" (5.28m x 4.72m)

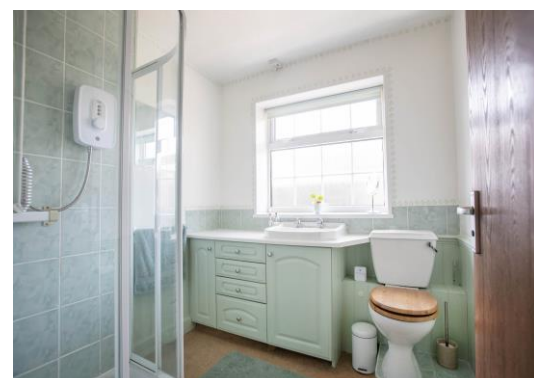
A spacious double garage having an electric roller shutter door to the front, power, lighting, double glazed window and double glazed door leading to the side elevation.

Outside - Side

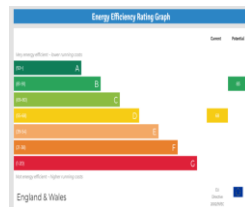
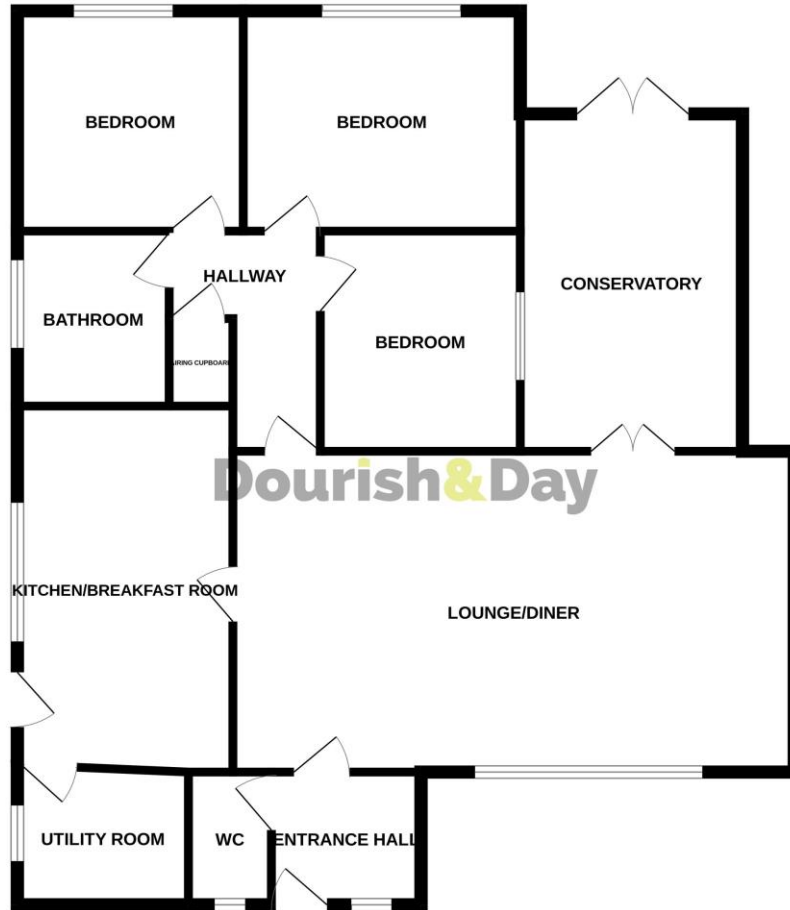
A side area having a raised bed and being mainly paved providing a low maintenance area which is mainly covered and provides a superb under cover seating area. A gate leads to:

Outside - Rear

The good-sized, private rear garden includes a substantial paved seating area overlooking the remainder of the garden being mainly laid to lawn with raised gravelled bed and well stocked borders.



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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