

£275,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: C

Derrington Stafford

Field Crescent Derrington
Stafford Staffordshire



Searching for a two-bedroom detached bungalow in a peaceful rural village? Look no further than Field Crescent in Derrington! This lovely bungalow offers a spacious layout ideal for those looking to downsize without sacrificing comfort.

Step inside to find an inviting entrance hallway, a generously sized living room, a well-equipped kitchen, two bedrooms, and a modern shower room. Outside, the property features a driveway that can accommodate multiple vehicles, leading to a single garage. Gated side access opens up to a beautifully maintained private garden with a patio area—perfect for relaxing or entertaining. Situated in the popular village of Derrington, this home benefits from easy transport links to Stafford. With No Onward Chain, this property is ready for its new owners. Call us today to arrange your viewing and avoid disappointment!

- Two Bedroom Detached Bungalow
- Spacious Living Room & Kitchen
- Two Double Bedroom's & Shower Room
- Driveway & Detached Garage
- Front Gravelled Garden & Private Rear Garden
- No Onward Chain

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

Accessed through a double glazed entrance door having loft access and a radiator.

Living/Dining Room 19' 10" x 10' 11" (6.05m x 3.34m)

A spacious living/dining room having a gas fire set into the chimney breast with tiled hearth and bricked surround, radiator and double glazed bow window to the front elevation.

Kitchen 11' 1" x 8' 2" (3.38m x 2.48m)

Having a range of matching base and eye level units with fitted work surfaces and inset stainless steel single bowl sink unit with chrome mixer tap. Built in cooking appliances include an oven, electric hob with cooker hood over. There is space for further appliances, tiled walls, tiled flooring, a radiator, double glazed window to the rear elevation and double glazed door to the rear elevation.



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Bedroom One 9' 5" x 12' 3" (2.88m x 3.74m)

A spacious double bedroom having built in wardrobes with overhead storage, fitted drawers, a radiator and double glazed window to the rear elevation.

Bedroom Two 8' 11" x 9' 6" (2.71m x 2.89m)

A second double bedroom having a radiator and double glazed window to the front elevation.

Shower Room 6' 10" x 6' 11" (2.09m x 2.10m)

Having a white suite comprising of a walk in mains shower set into glazed screen, pedestal wash basin with chrome mixer tap, close coupled WC, tiled walls, tiled flooring, towel radiator, airing cupboard with wall mounted gas central heating boiler and double glazed window to the side elevation.

Outside - Front

Approached over a large driveway providing ample off road parking for several vehicles. There is a decorative front garden comprising of gravel and slate and having matured shrubs. The driveway gives access to a detached garage and a wooden gate leads to the rear elevation.

Garage 15' 6" x 8' 8" (4.72m x 2.63m)

Having an up and over door, power and lighting.

Outside - Rear

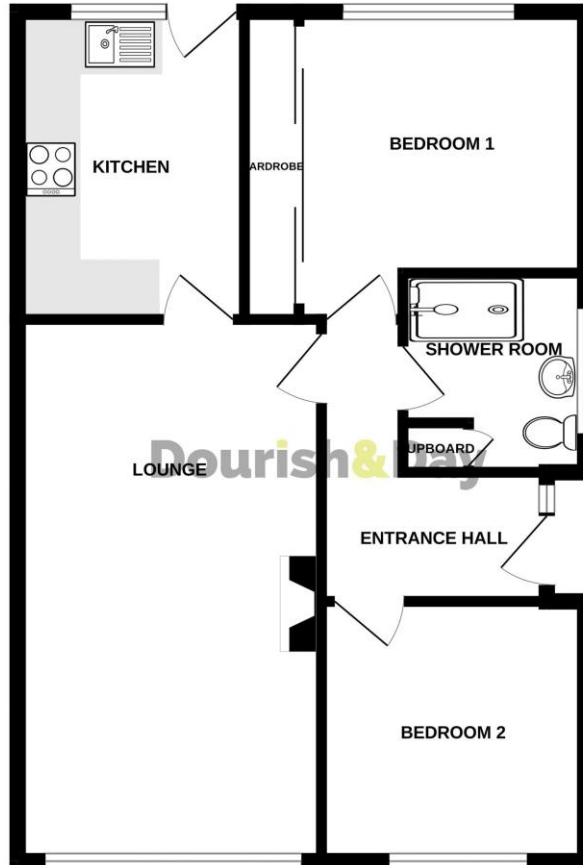
Enclosed by wooden fence panelling, having a paved seating area leading onto a lawned garden, planting bed area to the side with matured shrubs and a tree and green house.

Agents Note

The sale of this property is subject to the grant of probate.

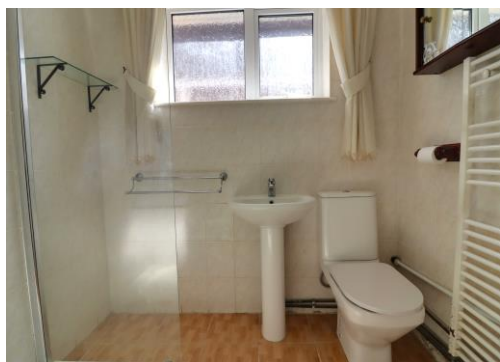


GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81.5
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

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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