



£460,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Wildwood Stafford

Shepherds Fold Wildwood  
Stafford Staffordshire



***Spacious, 3 bedroom detached, family sized, true bungalow's situated in highly desirable locations are few and far between, this fantastic property is ready to make your own and sits on a substantial plot within the very well regarded area of Wildwood, having amenities, schooling, canal walks all on your doorstep!***

Internally the accommodation comprises of an entrance hallway, spacious living room with double doors leading onto the private rear terrace, dining room, kitchen, three good sized bedrooms and a bath/shower room. In addition to the accommodation there is a large store room/home office to the rear of the double garage. Externally the property enjoys ample parking, large carport, double garage, substantial paved terrace and mature well stocked rear garden.

- Large Detached Three Bedroom Bungalow
- Living Room, Dining Room & Kitchen
- Ample Parking, Double Garage & large Carport
- Home Office/Store & Large Mature Gardens
- Close To Amenities, Canal Walks & Parkland

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Storm Porch

Having a double glazed door leading to:

## Entrance Hall

Having a tiled floor, coving, radiator, access to loft space and airing cupboard.

## Living Room 19' 9" into bay x 14' 0" (6.02m into bay x 4.27m)

A substantial and light living room having a feature exposed brick chimney breast housing a log effect gas fire set on a granite hearth. Coving, radiator, large double glazed walk-in bay window, double glazed window to the side and double glazed windows and French doors giving views and access to the rear garden.

## Dining Room 10' 11" x 10' 2" (3.33m x 3.10m)

A spacious dining room having coving, radiator, double glazed sliding doors leading to the rear garden and large paved terrace.

## Kitchen 9' 9" x 11' 9" (2.97m x 3.58m)

Having a range of matching units extending to base and eye level with under cupboard lighting and fitted work surfaces with an inset one and a half bowl composite sink with mixer tap. Range of integrated appliances including a double oven, four ring ceramic hob with cooker hood over, deep fat fryer, dishwasher, washing machine and fridge freezer. Tiled floor, tiled walls, numerous downlights, radiator double glazed window and door to the rear elevation.



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**Bedroom One** 11' 11" x 13' 11" exc robes (3.62m x 4.24m exc robes)

A large double bedroom having a range of fitted wardrobes, built in shelving, matching side drawers and shelving, coving, radiator and double glazed window to the rear elevation.

**Bedroom Two** 13' 5" x 10' 5" max (4.08m x 3.17m max)

A second good-sized bedroom having fitted wardrobes with mirror sliding doors, radiator and double glazed window to the front elevation.

**Bedroom Three** 8' 3" x 10' 3" (2.51m x 3.13m)

Having coving, radiator and double glazed window to the front elevation.

**Family Bathroom / Shower Room** 8' 9" x 7' 6" (2.66m x 2.29m)

Having a contemporary style suite which includes a panelled bath with a contemporary style chrome mixer tap, corner shower cubicle with a mains shower, wash hand basin with chrome mixer tap and vanity unit beneath, bidet and dual flush low level WC. Fitted matching storage units, underfloor heating chrome towel radiator, tiled walls, downlights and double glazed window to the rear elevation.

**Guest WC**

Having a suite including a wash hand basin set into top with a vanity unit beneath and low level WC. Towel radiator, tiled floor, tiled walls, coving downlights and double glazed window to the front elevation.

**Outside - Front**

The property is situated at the end of a small cul-de-sac and is on a substantial plot which is approached over a tarmac driveway which provides ample off-road parking. The drive leads to the double garage and pitched roof carport. The front garden is mainly laid to lawn with well stocked, mature, raised flower beds with a variety of plants, shrubs and trees. Steps lead to a rear access gate giving access to the rear garden.

**Double Garage** 18' 2" x 15' 4" (5.54m x 4.68m)

Having an internal door to the home office / store room and including power, lighting and an up and over door to the front elevation.

**Carport**

Having a pitched roof and providing additional off-road parking area which could also be suitable for a caravan/boat etc.

**Outside - Rear**

The side and rear of the bungalow is mainly paved for ease of maintenance which provides numerous private seating area. There are further raised beds and rockery and an ornamental pond with steps leading down to a lawned garden area with a feature rockery and gravelled seating area.

**Home Office / Store Room** 11' 3" x 14' 9" (3.42m x 4.50m)

Being accessed from the rear patio this substantial room has flexible usage including a craft room, gym, work from home study and has a wall mounted gas central heating boiler, double glazed window and door to the rear elevation and an internal door to the double garage.

**ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



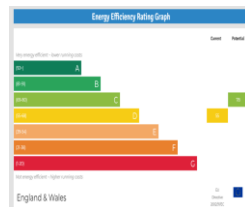
## GROUND FLOOR 1699 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 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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