



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: F

## Wheaton Aston Stafford

Ivetsey Road Wheaton Aston  
Stafford Staffordshire



**STUNNING RURAL VIEWS!** This spacious three bedroom detached dormer bungalow sits on an enviable plot, nestled on the edge of the village of Wheaton Aston which has exceptionally popular schooling, local shops and amenities. We are certain that this outstanding opportunity really will tick every box! Internally, the downstairs comprises of entrance porch, entrance hallway, guest WC, useful utility, open-plan kitchen sitting room, large living room, two bedrooms, games room and family bathroom. Upstairs you will find the large master bedroom which offers fantastic rural views, ensuite and loft space with huge potential (subject to planning permission). The property sits on approximately 2 acres of land which includes a variety of established trees, bushes and lawns, part-brick greenhouse, secluded seating areas, large open front barn, paddock, orchard and detached double garage with storage above.

- Stunning Rural Location & Views
- Substantial Garden With Paddock
- Three Good Sized Bedrooms
- Beautiful Open-Plan Kitchen Living Room
- Detached Double Garage
- Large Driveway

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Porch

Being accessed through twin entrance doors and having a tiled floor and a double glazed entrance door leading to:

## Entrance Hall

Having wooden floor and radiator.

## Open Plan Lounge / Sitting / Kitchen

### Lounge Area 13' 1" x 16' 1" (4.m x 4.9m)

Having a log burning stove with slate effect hearth and insert, wooden floor, column style radiator and double glazed bi-folding doors giving views and access to the rear garden.

### Sitting Room 8' 6" x 8' 6" (2.6m x 2.6m)

Having a log burning stove, stone tiled floor, radiator and double glazed window to the side elevation.



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## **Kitchen** 10' 6" x 21' 4" (3.2m x 6.5m)

Having an extensive range of matching units extending to base and eye level and fitted composite work surfaces with enamel Belfast style sink with chrome mixer tap. Range of integrated appliances including a double oven, four ring gas hob with cooker over with matching black gloss splashback and dishwasher. Matching island with useful work surfaces and deep pan drawers. Stone effect tiled floor, radiator, double glazed windows to the side and rear elevations.



## **Games / Dining Room** 11' 5" x 11' 6" (3.47m x 3.5m)

A flexible room which could also be utilised as a formal dining room and having a feature brick chimney recess with timber beam over, stairs leading to the first floor with useful understairs storage beneath, radiator and double glazed walk-in bay window to the front elevation.



## **Rear Porch** 5' 3" x 4' 1" (1.6m x 1.25m)

Having a tiled floor and double glazed door leading to the rear garden.

## **Utility** 5' 3" x 8' 2" (1.6m x 2.5m)

Having eye level unit and fitted work surfaces with an inset twin bowl sink unit with chrome mixer tap and spaces for appliances beneath, window to the rear elevation.

## **Guest WC** 5' 3" x 4' 0" (1.6m x 1.23m)

Having a white suite comprising of a vanity style wash basin with chrome mixer tap and low level WC. Tiled floor, and window to the side elevation.

## **Bedroom Two** 11' 5" x 10' 6" (3.47m x 3.2m)

A generous sized second bedroom having a radiator and double glazed walk-in bay window to the front elevation.



## **Bedroom Three** 11' 10" x 7' 3" (3.6m x 2.2m)

Yet again, a further double bedroom having a radiator and double glazed windows to the side and rear elevations.

## **Bathroom** 8' 6" x 6' 3" (2.6m x 1.9m)

Having a white, contemporary suite which includes a large bath with chrome mixer tap, separate shower cubicle with mains shower attachment, vanity style wash basin set within a unit and having drawers beneath and chrome mixer tap and low level WC. Tiled floor, chrome towel radiator and double glazed window to the side elevation.



## **First Floor Landing**

Having a skylight to the rear elevation.

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## **Bedroom One** 15' 5" x 12' 7" (4.7m x 3.84m)

A generous sized main bedroom having a radiator and two skylight windows enjoying stunning rural views to the rear elevation. A walk-in wardrobe with hanging rails gives access to:

## **Ensuite Shower Room (Bedroom One)** 15' 5" x 8' 10" (4.7m x 2.68m)

Having a white suite which includes a tiled shower cubicle with mains shower, pedestal wash basin with chrome mixer tap and low level WC. Access to a useful storage area with sliding doors, radiator, double glazed window and further skylight window to the rear elevation again enjoying the outstanding views.

## **Loft Area** 17' 3" x 24' 7" (5.26m x 7.49m)

Being accessed from the first floor landing, this area could be converted into additional accommodation, subject to planning and is currently used as additional storage.



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## Outside - Front & Side

The property sits on approximately two acres and the property is approached through a five bar gate which leads to an extensive tarmac driveway which provides ample off road parking and leads to the detached double garage. The front garden is mainly laid to lawn with established beds and continues around top the side of the property again being mainly laid to lawn with established beds. To the other side of the property is the oil storage tank and there is a large metal garden store.

## Double Garage

A detached brick built double garage having an up and over door to the front, power and lighting. stairs lead to a storage area located above the garage.

## Outside - Rear

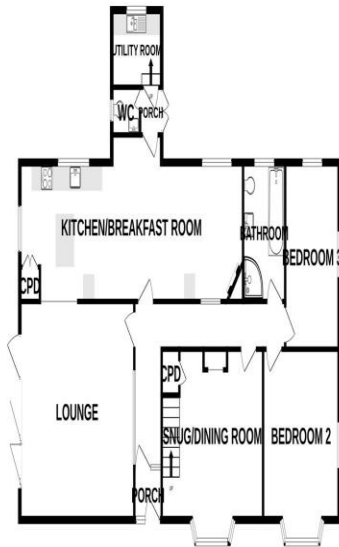
Having fantastic rural views over farmland, the rear garden includes a variety of secluded seating areas and the remainder of the garden is mainly laid to lawn again having well established beds with a variety of shrubs and trees. There is a small orchard with fruit trees, brick base greenhouse and poly tunnel. There is an additional covered seating area which would be ideal for a hot tub or al-fresco dining.

## Paddock

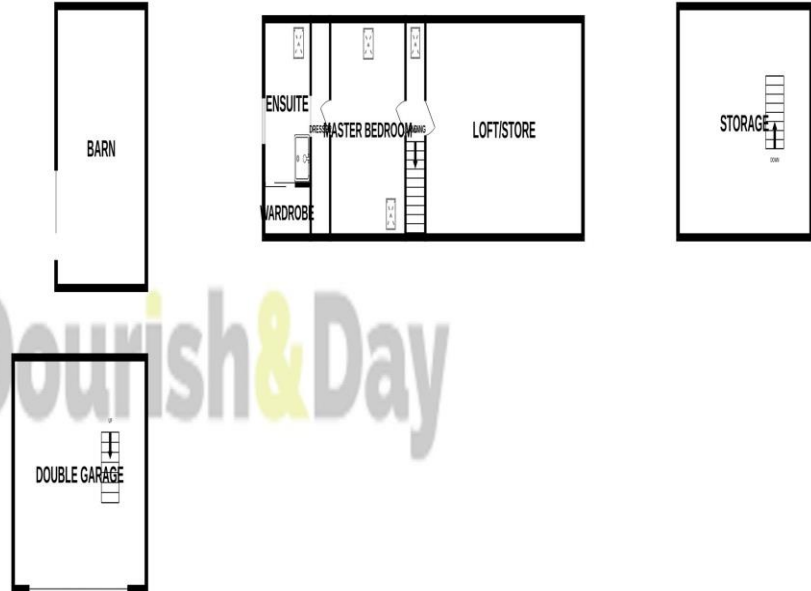
The paddock is mainly a grassed area with access to a large open fronted barn.



GROUND FLOOR  
2170 sq.ft. (201.6 sq.m.) approx.



1ST FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.



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TOTAL FLOOR AREA : 3386 sq.ft. (314.6 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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Energy Efficiency Rating		Current	Potential
Energy efficiency class	Energy efficiency cost		
92+1	A		
81-91	B		
69-80	C		75
55-68	D		
39-54	E	47	
21-38	F		
1-20	G		

Best energy efficient - higher rating costs  
England & Wales EU Directive 2002/91/EC



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