



20 Lingfield Avenue, Brown Edge, Staffordshire, ST6 8RD

Offers In Excess Of £300,000

- Two Bedroom Detached Bungalow
- Detached Garage
- Open Aspect With Excellent Views
- Turn Key Property & Village Lifestyle
- Recently Renovated
- Stylish Kitchen
- Carport & Additional Driveway To Side
- Large Block Paved Driveway
- Low Maintenance Rear Garden
- Log Burning Stove

20 Lingfield Avenue, Brown Edge ST6 8RD

Nestled in the charming village of Brown Edge, Staffordshire Moorlands, this exquisite two-bedroom detached bungalow on Lingfield Avenue is a true gem. Recently renovated to an exceptional standard, the property boasts high specification fittings throughout, ensuring a modern and comfortable living experience.

As you approach the bungalow, you are greeted by a large block-paved driveway that provides ample parking space, complemented by a detached garage featuring an electric remote control up and over door for added convenience. The inviting entrance leads you into a well-designed interior, where a spacious reception room awaits, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the stylish kitchen, equipped with quartz worksurfaces and top-of-the-line Neff appliances, including a hide and slide oven and a combination microwave/oven. This culinary haven is ideal for those who enjoy cooking and entertaining.



Council Tax Band: C



Entrance Hallway

Composite double glazed door to the side, built in cupboards with space and plumbing for a washing machine and dryer, inset down lights, oak flooring, loft access.

Breakfast Kitchen

17'6" x 8'1"

Range of high gloss units to the base and eye level, stainless steel sink, one and a half chrome mixer tap with shower attachment, quartz work surfaces, window sills and upstands, Neff hide and slide fan assisted oven, Neff combination microwave/grill, space for a free standing American style fridge/freezer, Fisher and Paykel stainless steel double dishwasher, Neff induction hob, angled Frankie extractor, uPVC double glazed bay window to the front, two uPVC double glazed windows to the side, glass splash backs, quartz breakfast bar with upstands, radiator, inset down lights, larder cupboard.

Living Room

13'7" x 11'2"

Radiator, wood burning stove set on a stone hearth, wood mantle, uPVC, double glazed bay window to the front, inset down lights, oak flooring.

Shower Room

7'10" x 6'7"

Walk-in shower enclosure, black fittings, shower screen, low low WC, Victoria + Albert vanity wash hand basin, integral black mixer tap, storage beneath, quartz work surfaces/up-stands, tiled, mirror with light, uPVC double glazed window to the side, heated towel rail, extractor, radiator.

Bedroom One

11'3" x 10'7"

uPVC double glazed patio doors to the front, radiator, inset down lights.

Bedroom Two

10'7" x 7'11" max measurements

Radiator, uPVC double glazed window to the rear, inset down lights,

Externally

To the front is a paved driveway, fenced boundary, raised borders which are well stocked. To the side carport, paved driveway. power points, fenced boundary, gated access. To the rear, paved patio, area laid to artificial lawn, fenced boundary, courtesy lighting, power points,

Garage

17'5" x 8'3"

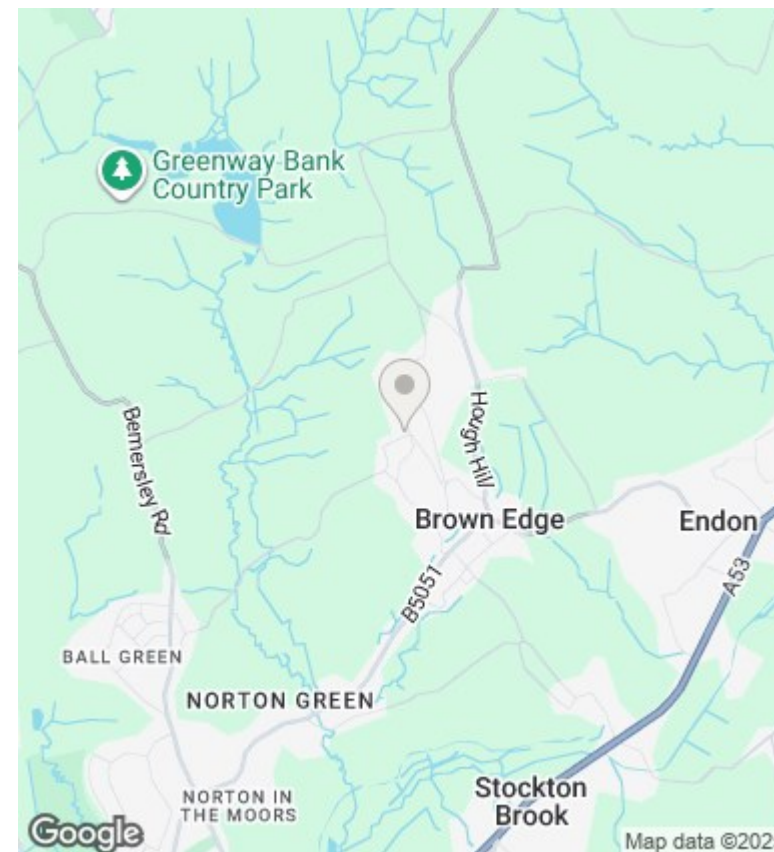
Remote control up and over door, power and light, uPVC double glazed window to the side.







Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Neotrip 10/2023



Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		