

Clothier & Day

Independent Estate & Letting Agents

46 VICTORIA WAY, HILLCROFT PARK, STAFFORD, ST17 0NU
SUPERBLY PRESENTED 3 BEDROOM DORMER DETACHED BUNGALOW



PRICE: £275,000

DIRECTIONS: Leave Stafford town centre via the A34 Lichfield Road. Continue to the top of Radford Bank, and then over onto the A34 Cannock Road. Take the second turning on the left into Overhill Road. Then take the first turning right into Greenfield Road. Then take the first left into Oakridge Way and then second left into Victoria Way. Number 46 can be found on the corner of Oakridge Way and Victoria Way, evidenced by a **Clothier & Day** for sale board.

Hillcroft Park is situated on the popular south east side of the county town of Stafford, and is approximately 2.5 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road. Within close proximity is a Post Office, Butchers, Hairdressers etc. Wildwood is a short distance away, and has a small shopping centre including Supermarket, Chemist, Public House etc.

Accommodation in brief: **THROUGH RECEPTION HALLWAY. LOUNGE. FAMILY ROOM/KITCHEN. UTILITY ROOM. GUESTS CLOAKS/WC. GROUND FLOOR BEDROOM 3. LUXURY BATHROOM. 2 FIRST FLOOR BEDROOMS. OAK FRAMED DOUBLE GLAZED. GAS CENTRAL HEATING. AMPLE DRIVEWAY PARKING FOR SEVERAL VEHICLES. DETACHED GARAGE. ENCLOSED FRONT & SIDE GARDENS. MUCH SOUGHT AFTER LOCATION. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS SUPERB DORMER BUNGALOW. OAKRIDGE PRIMARY SCHOOL & WALTON HIGH SCHOOL CATCHMENT AREA.**

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The property is entranced from a hardwood double glazed door which gives access to

THROUGH RECEPTION HALLWAY This good size Hallway has a door which gives access to the Family Room/Kitchen, it also gives access to the Ground Floor Bedroom 3. Stairs to First Floor, door to Ground Floor Bathroom and door to the good size rear facing family Lounge. The Hallway itself has a parquet laid flooring in light oak, inset for flooring mat, panel radiator and good size under stairs storage cupboard.

LOUNGE (4.40m (14ft 4ins) x 4.20m (13ft 9ins)) Having side facing double glazed French style doors in solid oak providing access to the rear garden and patio area. The flooring is again laid with oak panelling. Panel radiator. Power points. Television point.

FAMILY ROOM/KITCHEN (7.10m (23ft 4ins) x 3.85m (12ft 7ins)) This good size Sitting, Dining and fitted Kitchen has doors and windows in solid oak and the windows are fully double glazed, there are windows to both the side and front elevations, French style doors in oak giving access to the good size garden area. The flooring is laid with beige stone tiles. There is a full range of matching base and tall units in a maple finish with cream granite style high gloss finish worktops. There is a stainless single drainer sink top with chrome high neck mono-bloc tap, Neff four ring hob with matching extractor hood above. Tall unit houses the double oven and grill. Built-in refrigerator/freezer. Tall pantry storage unit. Up stands around the work surface area. Centre island to the Kitchen with ample storage cupboards and work surface, power points around the work surface areas. Telephone point. Smoke alarm. Rear facing timber and decorative glazed door which gives access to

UTILITY ROOM Having side facing solid oak pedestrian exit door to the garden and patio along with side facing oak double glazed window. Stone tiled flooring extends from the Kitchen. Space and plumbing for both automatic washing machine and tumble dryer. Wall mounted gas combination boiler for both central heating and hot water. Door gives access to

GUESTS WC Having side facing UPVC double glazed window. Stone laid flooring. Close coupled WC with dual flush.

GROUND FLOOR BEDROOM 3 (4.40m (14ft 5ins) x 2.60m (8ft 7ins)) Having front facing double glazed oak window and parquet laid flooring. Panel radiator. Power points.

LUXURY BATHROOM Having rear facing oak framed double glazed window. The contemporary suite is in white comprising panel bath with side bath filler, pop-up waste.

Wall mounted thermostatically controlled shower valve with fixed shower head above, vanity unit with bowl style wash basin with basin filler tap, close coupled WC. Chrome towel rail/radiator. Ceramic tiled floor with complementary half height tiled walls which extend to full height around the shower area. Electric shaver point.

FIRST FLOOR

LANDING AREA Having cupboard which provides access to the eaves storage space. Power point and smoke alarm.

BEDROOM 1 (3.80m (12ft 6ins) x 3.65m (12ft 0ins)) Having side facing double glazed oak window. Panel radiator. Power points. Telephone extension point. Built-in wardrobes and door which gives access to the eaves storage space.

BEDROOM 2 (3.60m (11ft 11ins) x 4.40m (14ft 5ins)) Having side facing oak framed double glazed window. Double panel radiator. Power points. Door which gives access to the eaves storage space and also a loft access point.

OUTSIDE

The property is situated on the corner of Victoria Way and Oakridge Way. The garden is enclosed on the side and the front with compact hedging and shrubs. There is a sweeping tarmac laid driveway providing ample off road parking for several vehicles. The driveway in turn leads to the detached brick built Garage which is accessed via metal up and over door. There is a width between the Garage and the property which could be utilised for the widening of the Garage or for additional secure vehicle parking. Timber panel fence with wide timber gate. The front garden has a curved border and is laid with gravel and stocked with Laurel shrubs. The timber gate leads from this area to the remainder of the garden to the front and side elevations. Slab laid pathway from the gate situated in Oakridge Way. Outside water tap. Borders and lawn laid areas. Mature tree. Rear patio/garden area extends across the rear and far side of the property, borders around.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

