

Clothier & Day

Independent Estate & Letting Agents

5 SILVESTER WAY, HILLCROFT PARK, STAFFORD, ST17 0PR

VERY SPACIOUS 3 BED DETACHED BUNGALOW WITH GARAGE IN POPULAR LOCATION



OFFERS IN THE REGION OF: £339,950

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 second turning right into Silvester Way. Number 5 can be found on the left hand side of the road.

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: PORCH. THROUGH RECEPTION HALLWAY. GUESTS CLOAKS WC. LARGE FRONT FACING FAMILY LOUNGE. VERY LARGE KITCHEN/DINING ROOM. CONSERVATORY. INNER HALL. 3 BEDROOMS. FAMILY BATHROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. GARAGE. AMPLE DRIVEWAY PARKING FOR SEVERAL VEHICLES. ENCLOSED GARDEN. **MUCH SOUGHT AFTER LOCATION. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS GOOD SIZE BUNGALOW. SOME UPGRADING MAY BE REQUIRED. OAKRIDGE PRIMARY SCHOOL & WALTON HIGH SCHOOL CATCHMENT AREA.**

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This property is a spacious three bedroom detached bungalow situated in one of the most sought after locations within Stafford. The property itself is entranced via a UPVC double glazed door into

ENCLOSED PORCH Having tiled floor. Front and side facing UPVC double glazed windows. Lighting is installed. Leading from the Porch there is a double glazed entrance door with matching window unit to the side which leads to

THROUGH HALLWAY (4.58m (15ft 0ins) x 1.78m (5ft 10ins)) From the Hallway there is a door to the right which leads to the spacious front facing family Lounge. Towards the end of the Hall on the left there is a door which leads to the Guests Cloaks/WC. At the end of the Hall there is a door which leads to the large Dining Room/Kitchen. The Hallway has double width built-in cloaks cupboard, panel radiator and power points.

GUESTS CLOAKS/WC This re-fitted room has a side facing UPVC double glazed window. Semi-concealed dual flush close coupled WC. Vanity unit with wash hand basin with chrome basin filler tap and pop-up waste, storage cupboards beneath. Part tiled walls. Dressing mirror and light over with electric shaver point. Wall mounted bar heater.

LARGE LOUNGE (6.00m (19ft 8ins) x 4.58m (15ft 0ins)) This good size room has front facing UPVC double bow window. Panel radiator beneath. To the chimney breast there is a stone built fire surround with timber mantle and fitted gas fire. Additional panel radiator to the far side of the room. Power points. Door which leads from the Lounge to

LARGE KITCHEN/DINNG ROOM (6.28m (20ft 7ins) x 3.76m (12ft 4ins) decreasing to 3.28m (10ft 9ins)) This very spacious room has both side and rear facing UPVC double glazed windows to the Kitchen Area, rear facing UPVC double glazed door, full range of base and wall units which form a 'U' shape around the Kitchen Area. Space for automatic washing machine. Built-in double oven and grill, four ring gas hob, stainless steel one and a half bowl single drainer sink top with chrome mixer tap. Tiled walls and power points around the work surface area. To the chimney breast there is a fitted gas fire. To the far end of the room, within the Dining Area there is a panel radiator, door to Lounge, door to the rear Hallway and double width doors which provide access to a good size pantry area.

CONSERVATORY (2.99m (9ft 10ins) x 2.78m (9ft 2ins)) Being of a timber and glazed construction with tiled floor. Side and rear facing timber framed windows. Side facing timber and glazed exit door. The Conservatory is in need of attention.

INNER HALL Having doors to all three Bedrooms and the family Bathroom. Access point to the loft space. Smoke alarm. Door to airing cupboard which houses the Worcester

gas combination boiler for both central heating and hot water.

BEDROOM 1 (3.98m (13ft 0ins) x 3.36m (11ft 0ins)) Having side facing UPVC double glazed window. Panel radiator. Two double width built in wardrobes, power points and wall light points either side of the bed space.

BEDROOM 2 (3.36m (11ft 0ins) x 2.76m (9ft 1ins)) Having rear facing UPVC double glazed window. Panel radiator beneath. Power points. Built-in single width wardrobe.

BEDROOM 3 (2.76m (9ft 1ins) x 2.47m (8ft 1ins)) Having rear facing UPVC double glazed window. Panel radiator. Power point.

FAMILY BATHROOM The Bathroom has been re-fitted with a suite in white comprising panel bath with chrome plated bath filler, chrome plated wall mounted thermostatically controlled shower mixer valve with riser rail for the attachment of the shower head and folding side shower screen, pedestal wash hand basin with chrome plated pillar tap, close coupled dual flush WC. Panel radiator. Full height tiling to all walls. Low maintenance ceiling with extractor fan. Wall mounted mirrored medicine cabinet with dressing light and shaver point.

OUTSIDE

The property is set back from the public footpath via narrow strip of grass laid area and a low brick wall. The frontage has been laid with block paving and provides ample off road parking for many vehicles. Compact hedging to the left. Access from the drive to the integral **GARAGE (5.22m (17ft 1ins) x 2.78 (9ft 2ins))** which is accessed via metal up and over door. To the side of the Garage there is a slab laid pathway for pedestrian access to the rear garden, which is accessed via a wrought iron gate set into a brick wall. The Garage has a side facing timber and glazed window which overlooks this slab laid pathway which leads to the rear garden. There is a narrow strip laid with slabs and enclosed with fencing to the far right hand side of the property which also leads to the rear garden. The rear garden is enclosed with panel fencing, slab laid pathway extends across the rear of the property. There is a lawn laid area with borders and shrubs 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

