



## ‘Parkside’, Newport Road, Woodseaves. Offers in the region of **£345,000**

This deceptively spacious detached dormer bungalow has been improved and updated by the current owners and benefits from 3 double Bedrooms, (one to the ground floor) a large balcony with views over open countryside, a 21ft Breakfast Kitchen, a re-fitted Downstairs Bathroom and an Upstairs Shower Room! Add to that a 24ft Garage, log burner in the Lounge and a very pleasant rear garden adjoining fields and it is the perfect solution for those wishing to experience rural living, whilst still being within a village setting.

Briefly comprising Dining Hall, Lounge, Downstairs Bedroom 3/Study, spacious Breakfast Kitchen, (with built-in appliances) Inner Lobby, Downstairs Bathroom, two upstairs Bedrooms (Bedroom 1 with full-size balcony) and a modern Shower Room. Externally there are gardens to the front and rear including a sizeable Garden Room situated within the enclosed back garden (with additional log burner). To the front is a tarmac driveway which leads to the sizeable Tandem Garage. Oil C.H and uPVC Double Glazing. Close to the nearby towns of Newport and Stafford and just a stone's throw from the picturesque village of Eccleshall, Woodseaves offers a thriving pub/restaurant, primary school, nursery and shop. Council tax band D. EPC Rating D.

# 'Parkside' Newport Road Woodseaves Staffordshire

Property entered via front door into

**Dining Hall** 12' 4" x 12' 4" (3.76m x 3.76m)

**Lounge** 15' 6" x 11' 11" (4.72m x 3.63m)

**Breakfast Kitchen** 21' 5" x 9' 9" min (6.52m x 2.97m)

**Inner Lobby** 5' 5" x 3' 3" (1.65m x 0.99m)

**Bedroom 3/Study** 12' 0" x 9' 2" (3.65m x 2.79m)

**Re-fitted Downstairs Bathroom** 8' 2" x 5' 5" (2.49m x 1.65m)

**Stairs rising to the first floor landing with useful double storage cupboard/wardrobe and access to both Bedrooms and Shower Room.**

**Bedroom 1** 13' 7" x 14' 5" max (4.14m x 4.39m) double French doors out to the balcony.

**Bedroom 2** 15' 8" x 8' 9" (4.77m x 2.66m)

**Shower room** 8' 7" x 5' 5" (2.61m x 1.65m)

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**VIEWING STRICTLY BY APPOINTMENT ONLY**

## Externally

To the front on the property is an attractive lawned area with tarmac driveway leading to the Tandem Garage and a gravelled pathway to the front door. To the rear is an enclosed Garden being mostly laid to lawn with a Garden Room and two paved patio areas closest to the house. Mature shrubs and trees line the perimeter with views towards the open countryside. Outside tap.

**Tandem Garage** 24' 8" x 12' 1" (7.51m x 3.68m)

Up and over door to the front. Electric lighting and power.

**Garden Room** 15' 7" x 10' 3" (4.75m x 3.12m)

With log burner.



TOTAL FLOOR AREA: 1795 sq ft (166.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of all details, materials, contents 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Barker Healey

PROPERTY



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