

Creswell Farm Drive

Stafford, ST16 1PG

John German



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£375,000

A particularly attractive detached bungalow situated in this extremely sought-after residential location. Occupying a spacious plot with a lovely garden and the benefit of two drives, one of which has gates and is capable of parking a caravan/campervan, the other giving access to the double garage.



The reception hall leads to a cloakroom having a WC, tiled floor and wash basin with an integrated cupboard. From the hall, double doors open into the superb, semi open plan lounge and dining area. The sitting area has a bow front facing window and central fireplace with marble hearth and inset, plus patio style doors to an attractive conservatory which has a tiled floor and electric heating. From the dining area, a door leads to the spacious kitchen which is fitted with an extensive range of white units with granite effect work surfaces having two inset ceramic sink and drainers and tiled splashbacks. Integrated appliances comprise hob with extractor canopy above, split level double oven, microwave and fridge. There is a tiled floor, a door out to the side, and an internal door to the garage. Also off the dining area, an inner hall has an airing cupboard and gives access three bedrooms and the bathroom. The principal bedroom benefits from an extensive range of fitted bedroom furniture and the third bedroom has a built-in wardrobe. The spacious bathroom is fitted with a white suite comprising corner bath, separate shower, wash basin and WC set into a modern integrated unit with cupboards, with full height wall tiling and tiled floor.

This attractive bungalow stands well back from the road beyond an ornamental slate garden and two block paved drives, one of which gives access to the double garage, the other has gates and is capable of parking a caravan or campervan. To the rear, there is a lawn, an ornamental terrace garden to one side and patio to the other, and two sheds. The double garage benefits from a remote front door, plus both a personnel door to the kitchen and a personnel door to the rear.

The county town of Stafford has a range of amenities including an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 is a few minutes' drive away and provides direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry document refers to rights and restrictions and a copy of which is available upon request. There was a wall removed between the kitchen and utility to enlarge the kitchen prior to our clients ownership and they do not have any paperwork.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Two drives & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18022026

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Approximate total area⁽¹⁾

1547 ft²

143.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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