

Bagots View

Church Leigh, Stoke-on-Trent, ST10 4RD

John
German





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£349,950

Well-presented detached bungalow with improved and remodelled accommodation, occupying a lovely village cul-de-sac location enjoying fabulous far reaching views to the rear.

Internal inspection and consideration of this excellent modern style detached bungalow is strongly recommended to appreciate its room dimensions and layout, condition throughout and most notably the southerly facing rear garden which enjoys privacy and fabulous far-reaching views over the surrounding countryside.

Situated in the popular village of Church Leigh within walking distance of the small post office, The Star public house, the picturesque All Saints church, the village hall and recreational ground, plus All Saints first school. The towns of Uttoxeter, Cheadle, Stafford and Stone are all within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation:

The part obscured double glazed entrance door, positioned to the side of the home opens to the porch which leads to the hallway where doors provide access to the spacious accommodation.

Across the rear of the home is the living space, comprising a comfortably sized living room which has a recently fitted log burner set on a quarry tiled hearth, and French doors with side lights providing an abundance of natural light, plus a view over the delightful garden and direct access to the patio. The dining kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden and those views, a fitted electric hob with extractor hood over and electric oven under, plumbing for both a dishwasher and washing machine, space for further appliances and a uPVC double glazed door and matching side panel opening to the patio and garden.

To the front of the home are the three good sized bedrooms including the superior master which has two windows and an extensive range of built-in wardrobes. The second bedroom benefits from an ensuite toilet, and the last bedroom makes an ideal dining room or additional sitting room if preferred.

Completing the accommodation is the fully tiled fitted family shower room, having a modern white suite with fitted storage incorporating a corner shower-cubicle with a mixer shower over plus a side facing window.

Outside

To the rear the delightful southerly facing enclosed garden enjoys a degree of privacy with a patio providing a lovely seating and entertaining area leading to the lawn, which has well stocked borders, sheds and a greenhouse and the fabulous views over the surrounding countryside, plus a view of All Saints church tower. To the front is a garden also laid to lawn with borders. A double width tarmac driveway provides off road parking, leading to the enclosed car port which has a door leading to the rear garden.

What3Words: item. eternally. circulate

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:** Driveway & covered car port **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Electric storage heaters (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: East Staffordshire Borough Council / Tax Band D

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

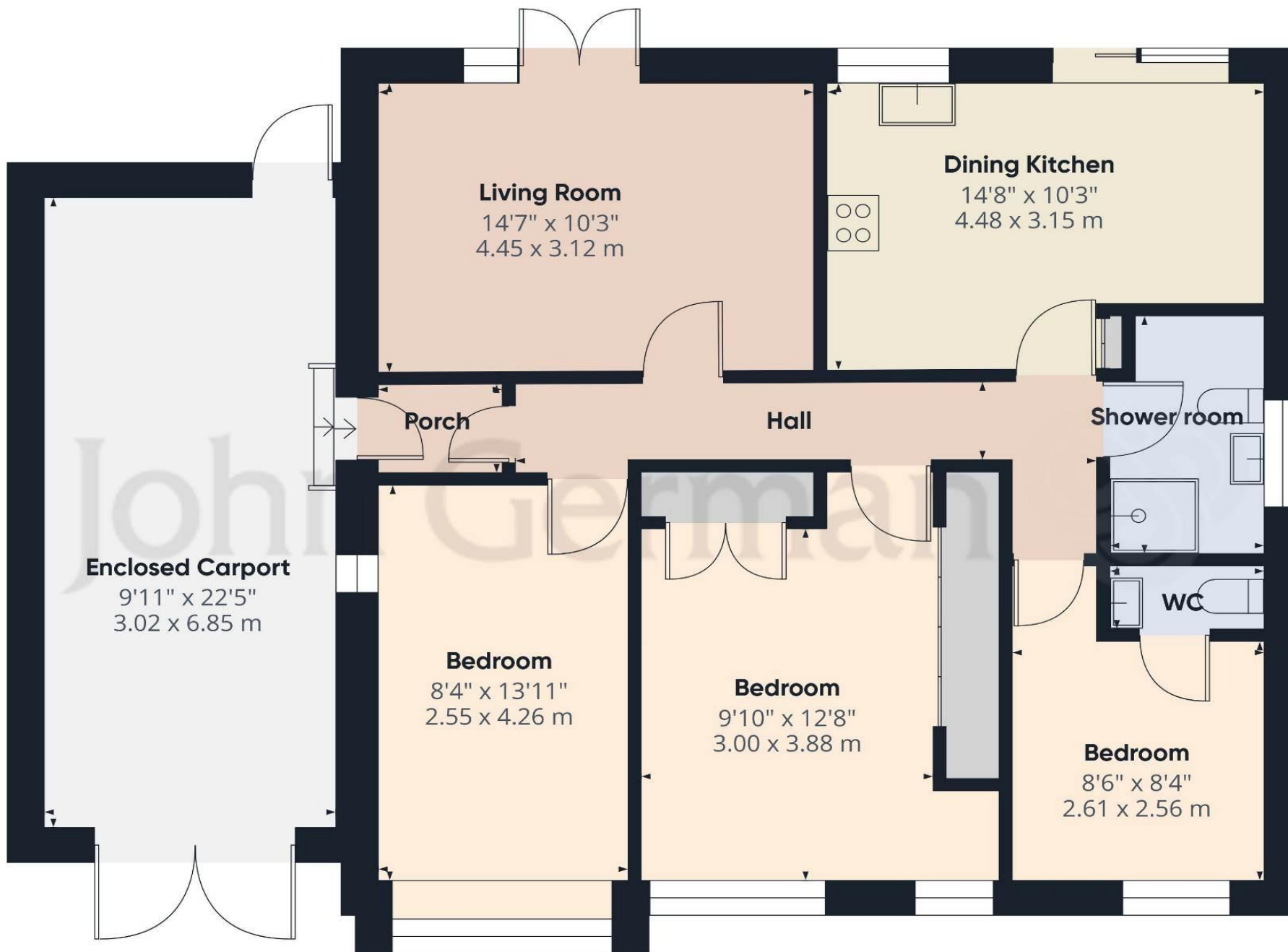
Our Ref: JGA12052025

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Approximate total area⁽¹⁾

1054 ft²
97.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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