



**LEE COOKE**  
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Heather Close, Brocton, Stafford, ST17

Offers Over £550,000

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## Heather Close, Brocton, Stafford, ST17

Lee Cooke Estate Agency Group presents this wonderful and highly deceptive **CHAIN FREE Five-bedroom (plus study) Detached bungalow**, nestled within a sought-after rural cul-de-sac in the popular area of Brocton.

This exceptional home is ready and available now and offers fantastic conversion opportunities including potential for a side annex (subject to relevant permissions)

Externally the property is approached via a generous frontage providing ample off-road parking and a spacious double garage to the side.

The rear of the property is a true highlight, featuring a fantastic tiered garden with an entertainment-focused raised terrace, complete with a feature glass balustrade and steps leading to the lower lawned area. This outdoor space is perfect for relaxing or entertaining.

Internally, an inviting entrance porch opens to a spacious entrance hall, leading to a flexible array of accommodation. This includes a spacious lounge with direct access to the rear terrace, an open-plan entertainment kitchen diner, a utility room, and a ground-floor guest WC. The property also boasts five well-proportioned bedrooms and a separate study area ( Bedroom 5/ Dining area, a master en-suite, and a separate family bathroom.





## Location & Area

Situated in the popular Hamlet of Brocton, this location offers excellent commuting access to Cannock, Stafford, and Penkridge shopping centres. Neighbouring villages provide access to well-regarded schools, further shopping facilities, medical services, and public houses with eateries. Milford Common is also located within close proximity, offering additional outdoor opportunities.

## Entrance Porch

Accessed via a double-glazed composite door to the front, with double-glazed side windows, leading into the main entrance hall.

## Entrance Hall

Featuring a door with side windows from the porch, two central heated radiators, and laminate flooring. Doors lead to various rooms.





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## Ground Floor Guest WC

Comprising a low-flush toilet, a pedestal wash basin, tiled flooring, and tiled walls. A door leads to the utility area.

## Utility Room - 4.17m x 2.26m (13'8" max x 7'5" min x 8'5")

Equipped with a double-glazed door and window to the rear terrace, wall and base units with roll-top work surfaces, tiled floor, and a central heated radiator. Freestanding washer and dryer are included in the sale. Doors lead to various internal rooms.

## Study/Bedroom 6 - 2.31m x 1.83m (7'7" x 6'0")

Featuring a double-glazed window to the side and laminate flooring. This room offers various usage options.

## Family Lounge - 5.79m x 4.88m (19'0" x 16'0")

A spacious reception room with double-glazed French doors and side windows leading to the rear terraced area. Includes two central heated radiators and a living flame gas fire with a fitted surround. A door leads to the hall.

## Entertainment Kitchen Diner - 6.10m x 3.96m (20'0" x 13'0")

Boasting a double-glazed window to the rear and doors leading to various rooms. This fantastic space features a superb selection of fitted wall and base units with square-edge worktops, a six-burner gas hob with oven and grill and an overhead extractor, ceiling beams, a double drainer sink, a central heated radiator, and a freestanding dishwasher. Spotlights to the ceiling, tiled floor, and part-tiled walls complete this area.

## En-suite

Comprising a walk-in shower area, a wash basin set in a vanity unit, a low-flush toilet, a heated towel rail, tiled floor, tiled walls, and spotlights to the ceiling. Includes a double-glazed window to the side.

## Bedroom Two - 3.51m x 4.60m (11'6" x 15'1")

With a double-glazed window to the front, a wall-mounted wash basin with a vanity unit, a central heated radiator, and spotlights to the ceiling. A door leads to the hall.

## Bedroom Three - 3.35m x 3.40m (11'0" x 11'2")

Featuring a double-glazed window to the front, laminate flooring, a central heated radiator, and spotlights to the ceiling. A door leads to the hall.





### **Bedroom Four - 3.53m x 3.05m (11'7" x 10'0")**

With a double-glazed window to the side, a central heated radiator, and spotlights to the ceiling. A door leads to the hall.

### **Bedroom Five/Dining Room - 4.75m x 3.66m (15'7" x 12'0")**

Featuring a double-glazed bow window to the front and a central heated radiator. A door leads to the hall.

### **Rear Garden**

Comprising a lower-levelled lawn area with a selection of trees, plants, and shrubs, a storage shed, a lower-level paved patio, and a greenhouse. A gate provides access to the front.



### **Bedroom One - 4.88m x 4.11m (16'0" max x 13'6" min x 17'0")**

Featuring double-glazed French doors leading to the rear terraced area, spotlights to the ceiling, and a central heated radiator. A door leads to the en-suite and another to the entrance hall.

### **Family Bathroom**

Fitted with a feature jacuzzi style tub bath, a walk-in shower area, a pedestal wash basin, a low-flush toilet, an extractor fan, tiled floor, tiled walls, and spotlights to the ceiling. Includes a heated towel rail and a door leading to the hall.

### **Front Garden and Parking areas**

A driveway leads to a lower-levelled entrance area with ample off-road parking, a lawn area bordered by trees, plants, and shrubs, and a gate providing rear access.



### **Terraced Entertainment Area**

A wonderful terraced area with a paved patio, a feature glass balustrade with a handrail, steps leading to the lower-levelled lawn area. Includes an external security light, water tap, pathway with a gate leading to front access, and external power point.

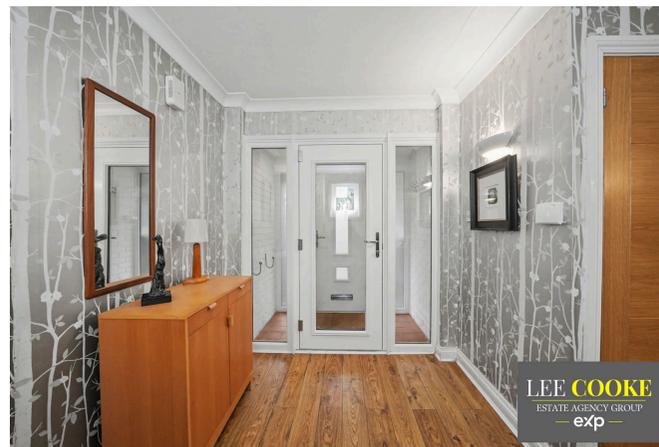
### **Double Garage - 5.64m x 4.75m (18'6" x 15'7")**

Includes solar wall-mounted control system with consumer boards, upper storage area, fitted EV charger, remote access shutter to the front, double-glazed windows to the side. The property does have owned solar panels designed to save a potential purchaser money on bills. Offering flexible living, meaning it could have even six bedrooms subject to permissions. The garage area may also have potential for conversion into an annex, subject to

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