



Extremely well presented and much improved detached bungalow with re-modelled accommodation appointed to a high standard, situated on a popular cul-de-sac in a sought-after area with easy reach of the town centre.

Offers over £315,000

Vastly improved and modernised detached bungalow with well planned and remodelled accommodation, internal inspection of this lovely bungalow is highly recommended to appreciate its turn-key standard and excellent use of space.

Situated on the quiet cul-de-sac towards the bottom of Hall Road in the popular area providing easy access to the town centre with its wide range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tiers school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

A uPVC double glazed enclosed porch opens to the kitchen, providing an impressive introduction to the home with a range of base and eye level units and fitted worktops plus a matching breakfast bar, an inset sink unit set below the side facing window, electric hob with an extractor hood over and a built-in double oven, plumbing for a washing machine and space for a fridge/freezer.

The inner hall has a built-in airing cupboard and a loft hatch, plus doors to the pleasant accommodation. The generously sized lounge/dining room extends to the full width of the home with two front facing windows providing an abundance of natural light, and a focal fireplace with a living flame effect fire.

The three bedrooms are positioned to the rear and side of the home, with one of the rooms at the rear having uPVC double glazed French doors opening to the garden, enabling this to be used as an additional reception room if preferred.

Completing the accommodation is the superior family bathroom, having a white modern suite with complimentary tiling incorporating a panelled shower bath with a mixer shower and glazed screen above.

Outside, to the rear there is an enclosed garden which is predominantly laid to lawn, with space for a shed and gated access to the front.

To the front there is a low maintenance plum slate shale foregarden with a raised border to one side. A tarmac driveway extends to the side of the property, providing off road parking and access to the detached garage.

What3words: [:///replayed.trick.tall](#)

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: Drive & 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: East Staffordshire Borough Council / Tax Band C

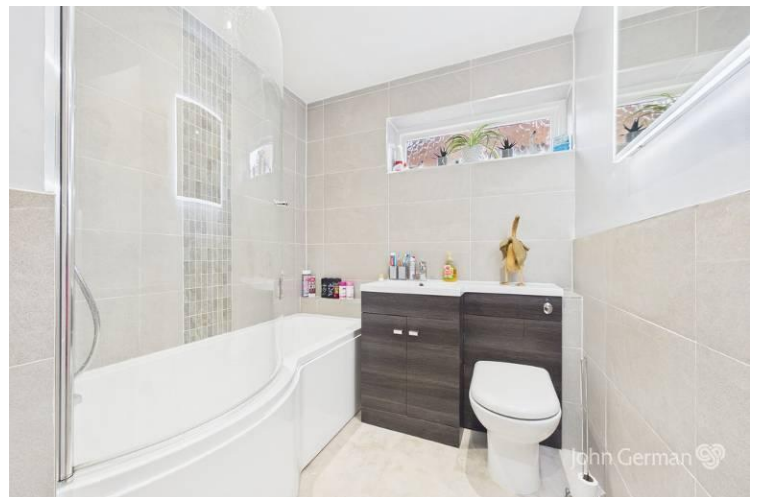
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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