

**Bowfell Grove Saxonfields Stoke-On-Trent ST3 5XR**



**Offers In The Region Of £185,000**

## Bowfell Grove, Saxonfields, Stoke-On-Trent, ST3 5XR

If you're looking for a BUNGALOW this is a rare opportunity not to be missed  
So make sure you call us to be added to our mailing list  
This lovely TWO BEDROOM property has NO UPWARD CHAIN  
There's certainly lots to love and even more to gain  
With a spacious lounge, conservatory and fitted kitchen  
Once you see it you'll be eager to move in  
Located in popular Saxonfields with off road parking and garden at the rear  
If this property becomes yours you'll be smiling for the rest of the year!

Perfectly located in the charming Bowfell Grove on the Saxonfields Estate, this delightful semi-detached bungalow presents a wonderful opportunity for those seeking a comfortable and inviting home. Set within a popular cul-de-sac, the property boasts a tranquil setting with easy access to picturesque fields, perfect for leisurely walks and enjoying the beauty of nature.

Upon entering, you are welcomed by the entrance hallway that leads to a cosy lounge, ideal for relaxation and entertaining. The fitted kitchen is both practical and functional, catering to all your culinary needs. The addition of a conservatory enhances the living space, providing a bright and airy area to enjoy the garden views throughout the seasons.

This charming bungalow features two well-proportioned bedrooms, offering ample space for rest and privacy. The bathroom is conveniently located, ensuring comfort for all residents. The property benefits from double glazing and central heating, ensuring a warm and inviting atmosphere year-round.

Outside, you will find lovely gardens that provide a serene outdoor space for gardening enthusiasts or those who simply wish to unwind in the fresh air. The driveway offers convenient off-road parking, while the garage-sized workshop presents an excellent opportunity for storage or hobbies.

This property is a true gem, and viewing is highly recommended to fully appreciate all it has to offer. Whether you are a first-time buyer, downsizing, or seeking a peaceful retreat, this bungalow is sure to meet your needs.

### Entrance Hallway

Upvc door and double glazed window. Cloaks cupboard. Radiator.

### Kitchen

10'5" x 9'7" (3.19 x 2.93)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Plumbing for automatic washing machine. Cooker point. Double glazed window. Sink with single drainer. Part tiled splash backs.

### Lounge

17'7" x 11'10" (5.36 x 3.63)

Double glazed window to the front aspect. Feature surround inset and hearth housing electric fire.

### Inner Hallway

With access to the bedrooms and bathroom. Loft access. Airing cupboard.

### Bedroom One

12'0" to robe x 8'4" (3.66 to robe x 2.56)

Double glazed doors with access into the conservatory. Radiator. Fitted wardrobes.



### Bedroom Two

10'8" x 7'9" (3.27 x 2.37)

Double glazed doors with access into the rear garden. Radiator.



### Conservatory

12'2" x 9'0" (3.71 x 2.75)

Double glazed windows and French doors with access into the rear garden.



### Bathroom

7'2" x 6'2" (2.19 x 1.89)

Suite comprises, panel bath, pedestal wash hand basin and low level WC. Radiator. Tiled walls.

### Externally

To the front aspect there is a beautiful garden. Driveway providing ample off road parking. Garage sized workshop. Gated access to the low maintenance enclosed rear garden with artificial lawn garden, well stocked planted borders. Shed.

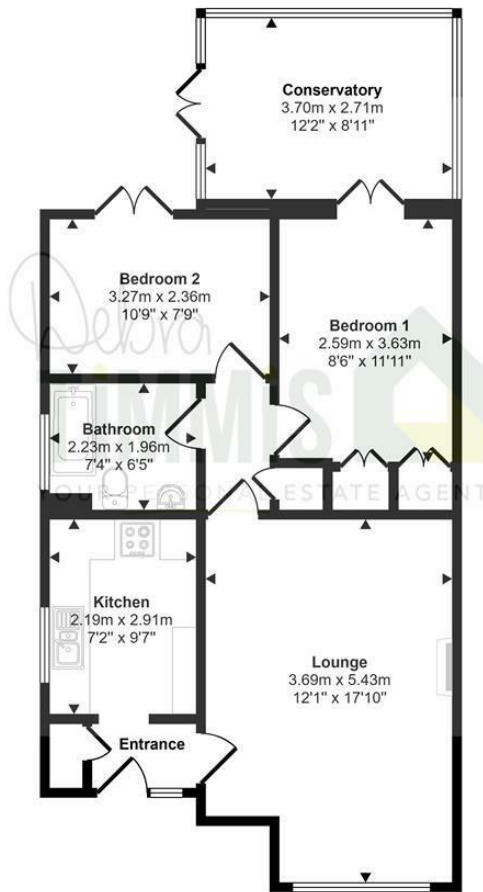
### Workshop

15'8" x 8'10" (4.78 x 2.71)

With double doors. Power and light.



Approx Gross Internal Area  
67 sq m / 721 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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