

Fox's Croft

Hyde Lea, Stafford, ST18 9AZ



A deceptively spacious, individually designed detached bungalow situated in the desirable area of Hyde Lea.

£360,000



John German 

Accommodation - A covered porch opens into a reception hall which has a built in cupboard and a cloakroom off with a WC and wash basin. Also off the hall is personal access into the garage.

The kitchen has an attractive range of units with contrasting grey granite effect work surfaces and a one and a half bowl sink and drainer. A peninsular unit has a ceramic hob with a stainless steel extractor canopy above and granite worktop. In addition there is a split level double oven and microwave plus an integral fridge freezer. There are tiled splash backs, a tiled floor and downlighting. French style doors open to a particularly spacious conservatory which has a tiled floor, fitted window blinds and external doors to the rear garden. A further internal door leads into the delightful lounge which has a coal effect fire with marble wallplate and hearth.

There are three bedrooms and a spacious wet room with a shower area having both conventional and waterfall heads, a wall hung wash basin, WC, full height tiling and a towel radiator.

Outside - The property stands back from the road beyond a driveway that gives access to the garage. There is a paved terrace to the side and rear of the property in addition to steps leading to a raised lawned area with mature boundaries.

Hyde Lea is an enviable location being within a few minutes walk of some lovely Staffordshire countryside yet only a 5-10 minute drive to the county town of Stafford which has a mainline intercity railway station where some services operate to London Euston taking approximately one hour, twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

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

The property has undergone underpinning.

We understand a telephone pole is situated in the grounds of this property and believe there is a wayleave.

The land registry document refers to rights, a copy is available upon request.

Our clients have lasting Power of Attorney however the owner purchased the property in 2022 and commissioned a report regarding some cracks in the wall in the third bedroom/study, a copy of the report is available for inspection.

Probate is required but not yet applied for.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard & Superfast available

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

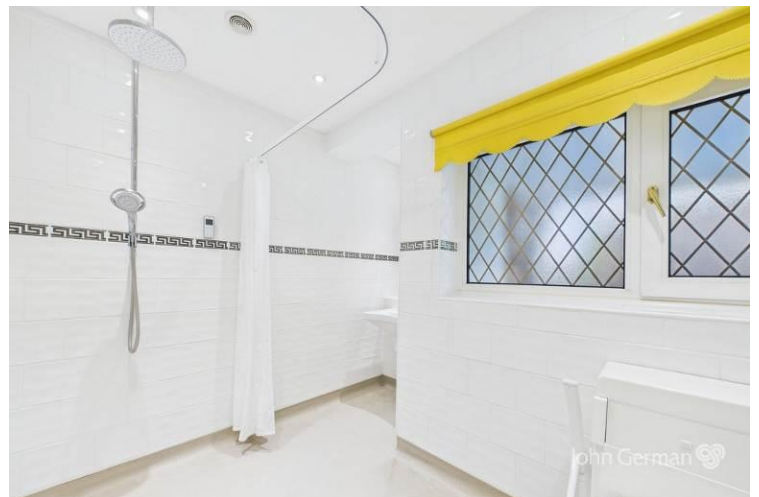
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05112025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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