



Offers In Excess Of £270,000

2 Bedroom Detached Bungalow for sale  
1 Pine Crescent, Stafford





## Overview

A true sanctuary of calm, this home offers a masterfully designed layout where tranquility and natural light take center stage. From the luxurious focal-point lounge that opens directly onto the garden to the unique sunroom perfect for hosting throughout the seasons, every space invites relaxation. Enjoy a beautifully established outdoor oasis with multiple sun-tracking seating areas, a highly versatile entrance hub, and the rare convenience of substantial off-road parking for several vehicles.



## Key Features

- Large driveway
- Great sunroom
- Large mature garden
- Great sought after location





Situated in the heart of the highly prestigious Walton on the Hill, this charming two-bedroom bungalow offers a rare blend of semi-rural location and tranquil, easy-living luxury. The property makes an immediate impression with an expansive driveway providing comfortable off-road parking for three vehicles—a significant asset in such a sought-after location. Entry is through a versatile vestibule, currently serving as a highly practical utility space, though it offers the exciting potential to be reimagined as a grand formal entrance hall or a bespoke functional hub tailored to your specific needs.

Inside, the home exudes a "cosy-luxe" atmosphere that is both inviting and incredibly peaceful. Both bedrooms are doubles, but it is the master suite that truly stands out as a spacious retreat designed for rest and relaxation. These rooms are genuine sanctuaries, offering the kind of quietude that is hard to find. The bathroom further enhances the sense of wellness, retaining a bath that is perfect for those who enjoy a long, pampering soak to unwind at the end of the week.



The lounge serves as the sophisticated focal point of the home, feeling exceptionally light and airy thanks to large sliding doors that blur the lines between the interior and the garden. This space is perfect for both quiet evenings by the fire and entertaining guests in a bright, elevated setting. The kitchen is in excellent condition with ample storage for modern life, but its true magic lies in the connection to the adjoining sunroom. This room is a versatile gem, serving as a beautiful dining area or a chilled lounge where you can enjoy the beauty of the outdoors while remaining perfectly warm and sheltered from the winter elements.

The exterior of the property is just as impressive, featuring a garden that strikes the perfect balance between established beauty and manageable upkeep. With

its mature shrubs and a choice of several distinct seating areas, the garden allows you to follow the sun throughout the day or find a private corner for a morning coffee. Properties of this calibre within Walton on the Hill are consistently in high demand and rarely stay on the market for long, making an early viewing essential to avoid disappointment.

?MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: C

Construction Type: Traditional

Sources of Heating: Mains gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: 1000

Mobile Signal/Coverage: Signal strength (0-4) EE: 3, Three: 0, O2: 3, Vodafone: 3

Parking: Driveway

Building Safety: n/a

Listed Property: No

Restrictions: n/a

Private Rights of Way: n/a

Public Rights of Way: n/a

Flooded in Last 5 Years: No

Sources of Risk: n/a

Flood Defences: n/a

Planning Permission/Development Proposals: n/a

Entrance Location: ///reduce.presides.hockey

Accessibility Measures: n/a

Located on a Coalfield: n/a

Other Mining Related Activities: n/a

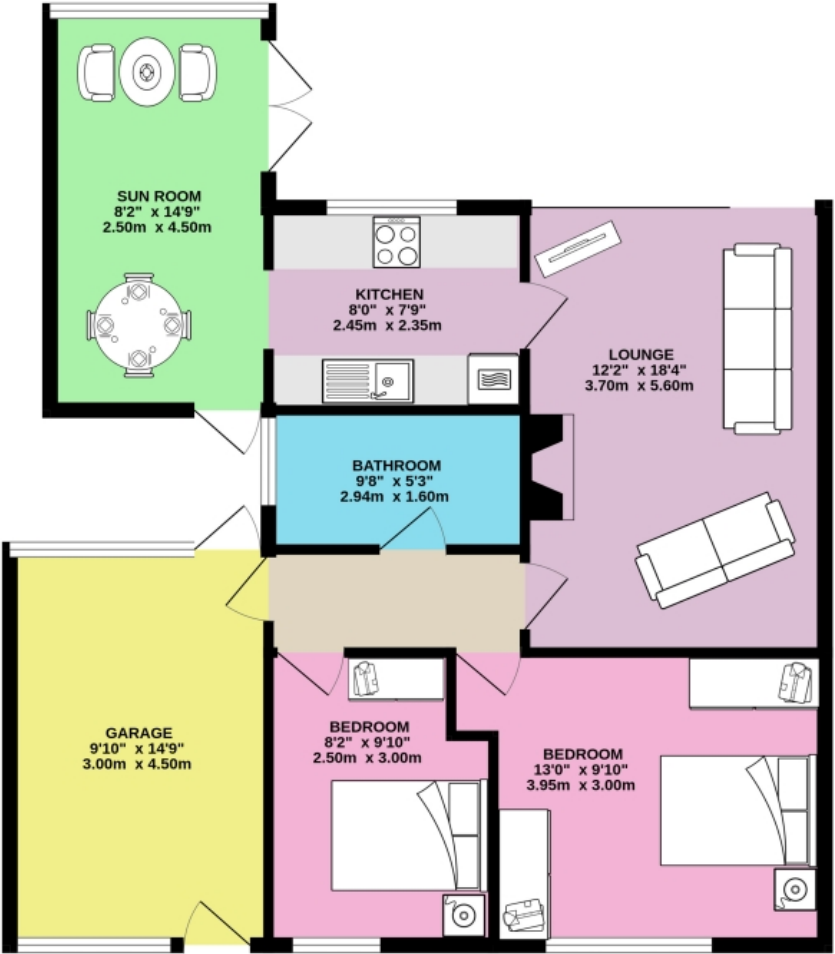
\*some images may have been digitally enhanced, this is for illustrative purposes only\*

PROPERTY INFORMATION AND SERVICES: We believe this information to be accurate but it cannot be guaranteed. All measurements quoted are approximate. Fixtures, fittings and services have not been tested.

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# Floorplans

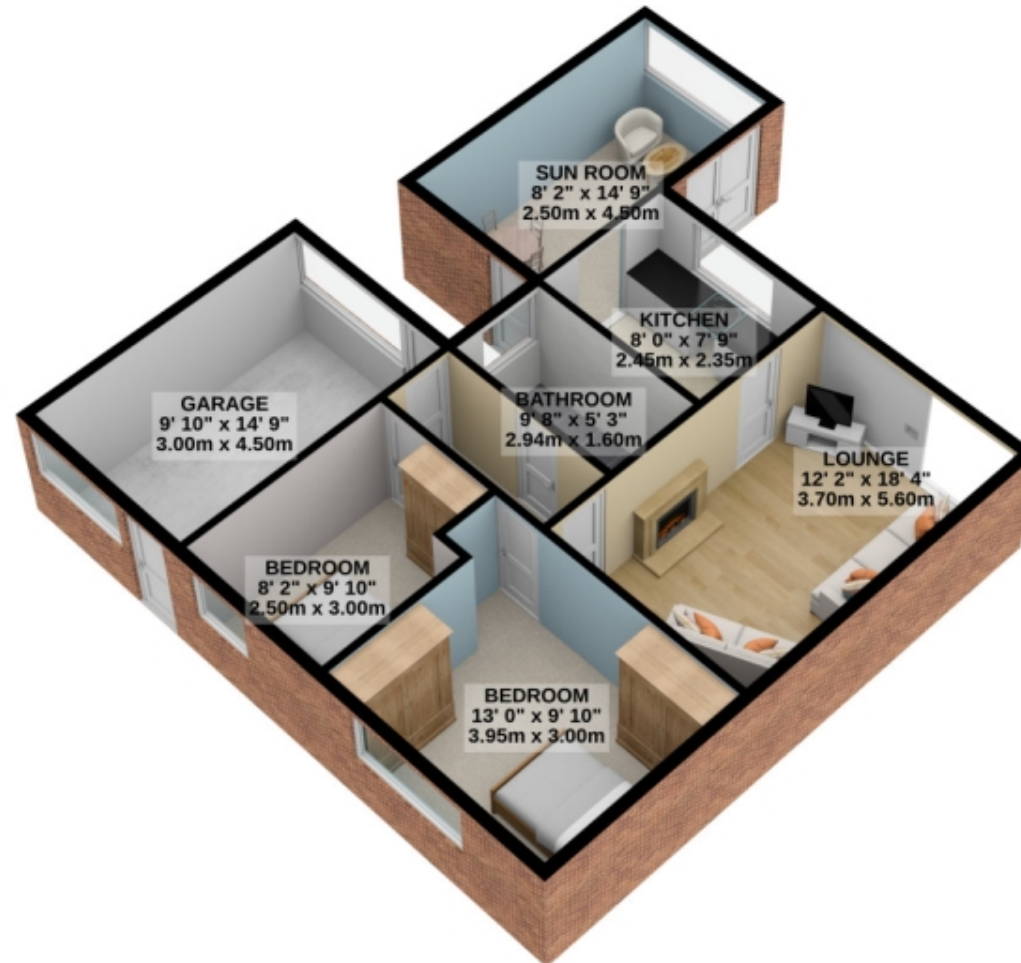
## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Floorplans

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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