

Yew Tree Close

Derrington, Stafford, ST18 9ND



A traditional dormer bungalow which provides particularly spacious and beautifully presented accommodation. Occupying an equally impressive plot with lovely gardens.

£435,000



John German

Accommodation: Enclosed porch opening to an attractive reception hall which has a tiled floor and contemporary style doors to all rooms. Stairs with glass panels rising to the first floor landing. Rear lobby with cloakroom off having a WC and wash basin with integrated cupboard. An elegant dual aspect lounge with contemporary style remote log effect fire. Separate dining room with bifold doors opening to the garden and terrace. Superb kitchen with a modern range of units with contrasting wooden work surfaces and a 1 1/2 bowl sink and drainer. Space for a range style oven and an integrated fridge freezer and dishwasher, tiled floor and vertical radiator. There are two bedrooms, one of which is currently used as a study, and a stylish shower room which is very well appointed having a spacious shower and wash basin and WC set into an integrated unit.

On the first floor there are two further bedrooms.

The property stands back from the road and is situated within this very pleasant cul-de-sac spacious drive capable of parking four cars and also giving access to the garage. There is an Indian stone sun terrace to the rear of the property and beyond which lies a generous size lawned garden.

The bungalow is situated in the popular village of Derrington which is a short drive from the county town centre of Stafford that has a range of amenities including an intercity railway station, and junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 D

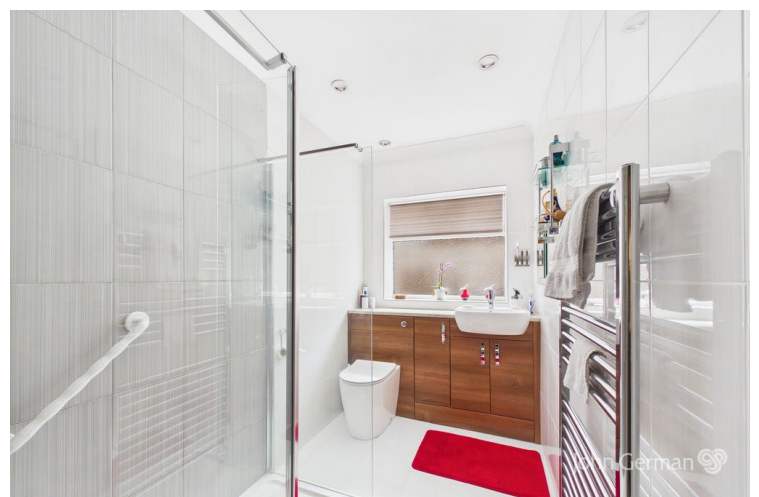
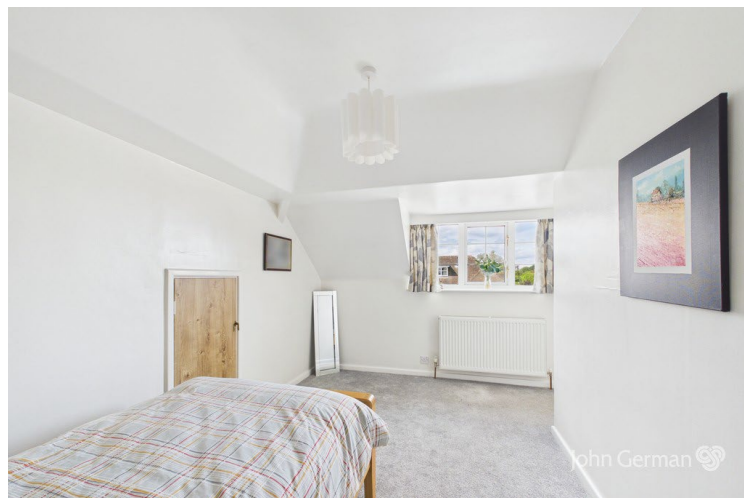
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA29072026

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Agents' Notes

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