



 **3**
Bedrooms

 **2**
Bathrooms

 **1**
Reception



- **THREE BEDROOM DETACHED**
- **CORNER PLOT & CUL DE SAC LOCATION**
- **SUPERSIZED DRIVEWAY**
- **SPACIOUS ENTRANCE HALL**
- **GORGEOUS LOUNGE**
- **OPEN-PLAN KITCHEN DINING ROOM**
- **GROUND FLOOR SHOWER ROOM**
- **LAUNDRY ROOM**
- **THREE GREAT BEDROOMS**
- **FAMILY SIZED GARDENS**



Pull up, park up, and feel instantly at home with this wonderful property, tucked away on the ever-popular Ikins Drive in Bignall End, this beautifully presented three bedroom detached home offers a wonderful blend of comfort, style and practicality, making it ideal for families and those seeking generous living space in a peaceful setting.

The welcoming entrance hall sets the tone with plenty of natural light, tiled flooring and a warm, inviting feel as soon as you step inside. On the ground floor, the modern shower room is both stylish and functional, finished with marble-effect boarding, a sleek shower enclosure and contemporary fittings. The lounge provides a cosy yet elegant space to relax, featuring laminate wood flooring and an electric fireplace that creates a perfect focal point for evenings at home.

At the heart of the property is the impressive open-plan kitchen and dining area, designed for modern living and entertaining. With granite work surfaces, integrated appliances including a cooker, induction hob and fridge, and ample cupboard space, this is a room that effortlessly combines practicality with style. French doors open out to the rear, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. A separate laundry room adds further convenience, offering additional storage and space for appliances while keeping everyday tasks neatly tucked away.

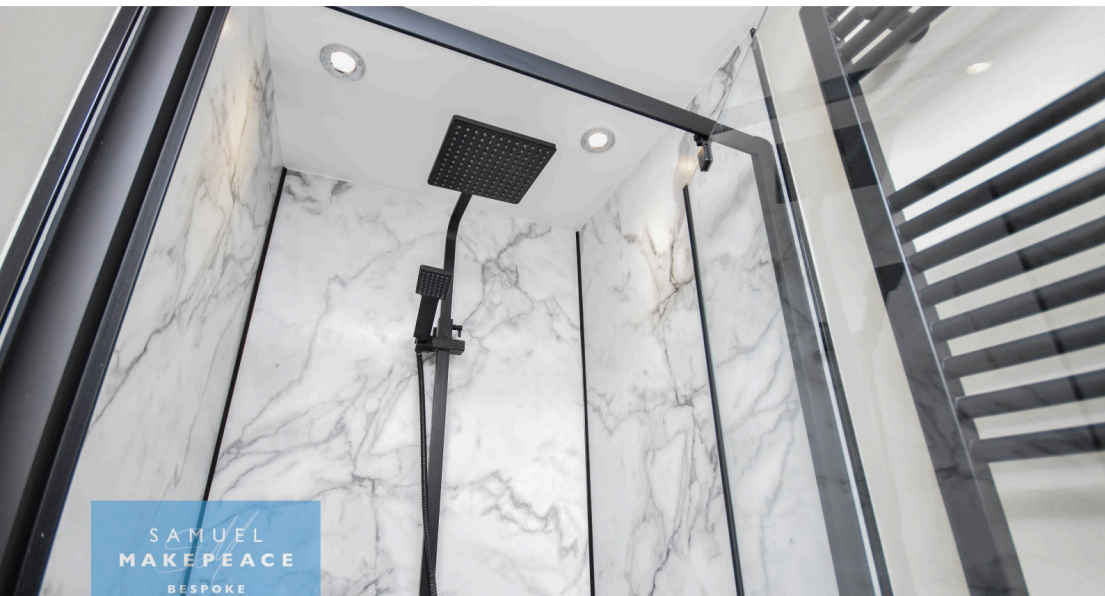
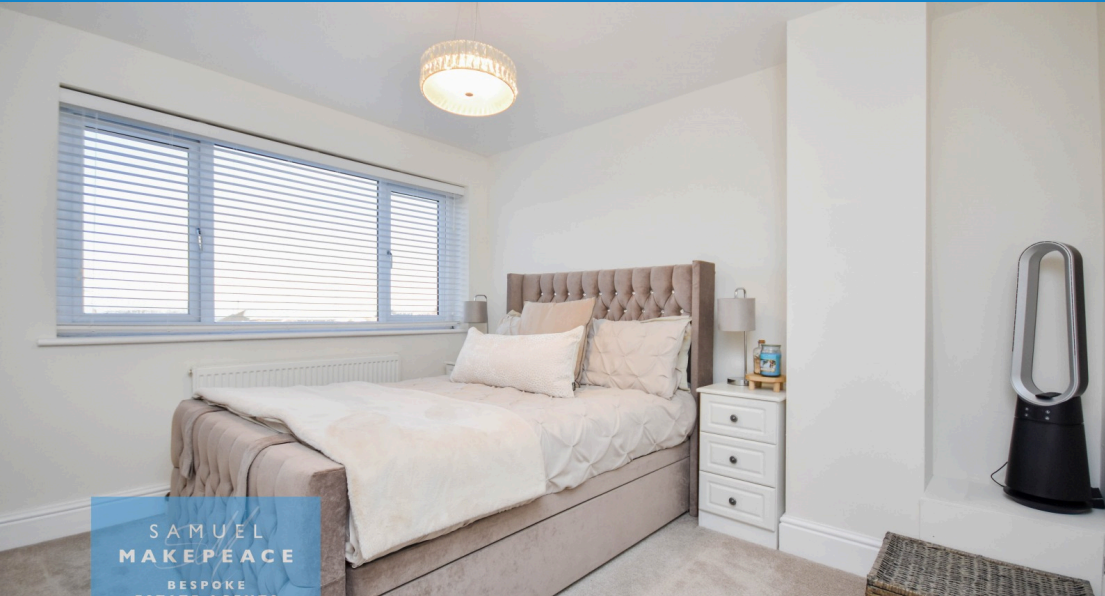
Upstairs, the landing benefits from more natural light, built-in storage and loft access. The main bedroom is a calm and comfortable retreat, complete with fitted wardrobes and plush carpeting. The second and third bedrooms are both well proportioned, also featuring soft carpeting and plenty of light, making them ideal for family members or guests. The family bathroom is finished to a high standard, boasting a lovely freestanding bath with shower head, stylish vanity unit and chic tiling, creating a relaxing space to unwind.

Externally, the property continues to impress with a generous front garden and a driveway providing parking for multiple vehicles, along with convenient side access. Located in a sought-after residential area, this lovely home offers space, versatility and a welcoming atmosphere, ready for its next owners to move straight in and enjoy. Tucked away on the ever popular Ikins Drive in Bignall End, this beautifully presented three bedroom detached home offers a wonderful blend of comfort, style and practicality, making it ideal for families and those seeking generous living space in a peaceful setting.

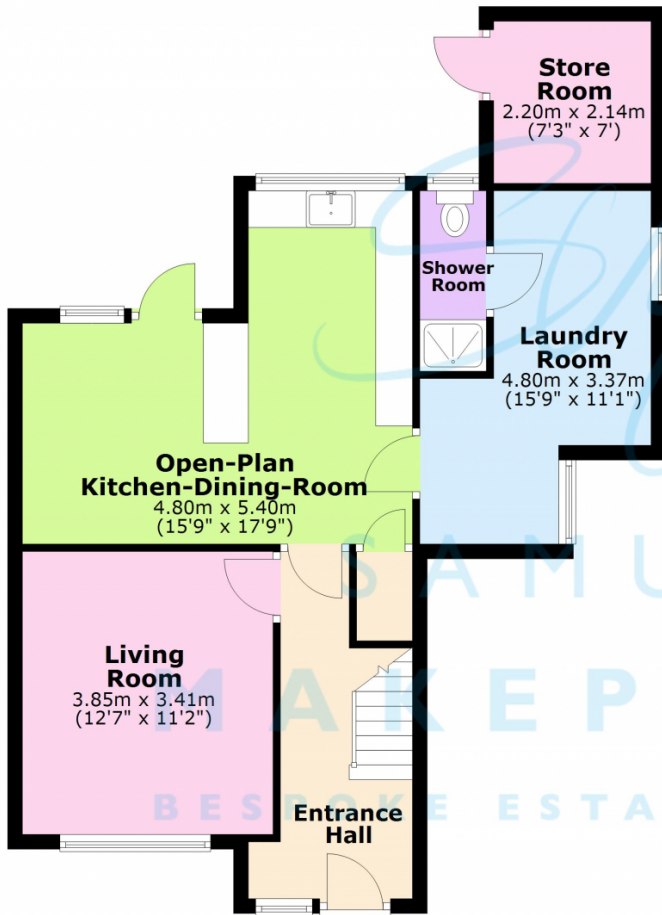
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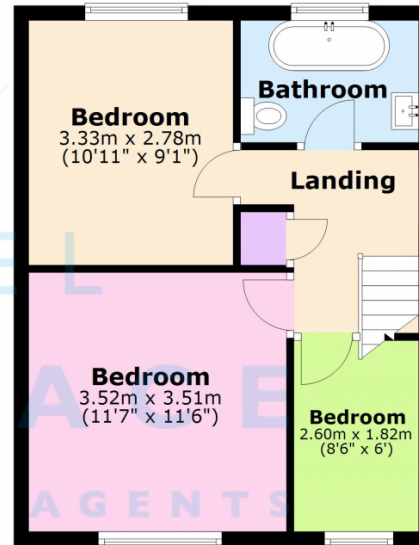
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	75
(39-54)	E	68
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ikins Drive, Bignall End, Staffordshire

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