



£395,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: D

## Walton On The Hill Stafford

Beechfield Drive Walton On The Hill  
Stafford Staffordshire

 **2**  **1**  **2**

***Here's what you have all been waiting for: a detached bungalow with a garage, landscaped gardens, and a highly regarded location. This is certainly a must-view property, as these highlights are just a snippet of what is on offer.***

Step inside to find a welcoming entrance hallway leading to a spacious lounge, perfect for relaxing or entertaining guests. The property boasts two generously sized double bedrooms and an expansive double-glazed conservatory. The refitted breakfast kitchen features modern fixtures, while the adjacent refitted utility room ensures practical needs are met. The refitted bathroom offers a touch of luxury to your daily routine. Positioned on a desirable corner plot, the property includes a private driveway and a detached brick-built garage. The private landscaped garden at the rear is a true oasis, featuring a well-maintained lawn. Book a viewing today to discover the full potential of this exceptional home!

- Superb Two Bedroom Detached Bungalow
- Refitted Breakfast Kitchen & Bedroom Room
- Spacious Living Room And Conservatory
- Detached Single Garage & Private Rear Garden
- Highly Desirable Walton On The Hill
- No Upward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Entrance Porch

Being accessed through double glazed double glazed doors and having double glazed windows and tiled floor. A double glazed door leads to:

## Entrance Hall

Having a useful cloaks cupboard, wood effect laminate floor and chrome radiator.

## Guest WC 4' 9" x 3' 2" (1.44m x 0.97m)

Having a white suite including a vanity wash hand basin with cupboard beneath, chrome mixer tap and tiled splashbacks and close coupled WC. Tiled floor, radiator and double glazed window to the front elevation.

## Living Room 18' 1" x 11' 3" (5.50m x 3.43m)

A large, spacious living room having an electric fire set within a marble surround with matching hearth. Radiator, double glazed window to the side elevation and double glazed bow window to the front elevation.

## Inner Lobby

Having access to loft space.

## Breakfast Kitchen 14' 6" x 8' 10" (4.42m x 2.68m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset composite sink unit and chrome mixer tap. Range of integrated appliances including an oven, microwave oven, electric induction hob and cooker hood over, fridge freezer and dishwasher. Tiled floor, tiled splashbacks, radiator and double glazed windows to the side and rear elevations.



You can reach us **9am to 9pm**, 7 days a week

**14 Salter Street, Stafford, Staffordshire, ST16 2JU**

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



**Utility Room** 5' 9" x 6' 7" (1.74m x 2.01m)

Having a range of base and eye level units and fitted work surfaces with single bowl sink unit and chrome mixer tap. Space for appliances, wall mounted gas central heating boiler located within a cupboard, tiled floor, radiator and double glazed door to the side elevation.

**Conservatory** 9' 2" x 8' 1" (2.80m x 2.47m)

Of brick construction with a ceiling fan, double glazed windows and double glazed door giving views and access to the rear garden.

**Bedroom One** 10' 4" x 12' 2" (3.14m x 3.72m)

A spacious double bedroom having a double fitted wardrobe with hanging rail, two additional fitted wardrobes which also provide storage, radiator and double glazed window to the rear elevation.

**Bedroom Two** 9' 3" x 9' 10" (2.82m x 3.00m)

A further double bedroom having two fitted double wardrobes with hanging rail, radiator and double glazed window to the side elevation.

**Bathroom** 8' 8" x 7' 9" (2.63m x 2.37m)

Having a white suite comprising of a panelled bath with a chrome mixer tap, separate shower cubicle with fitted mains shower, vanity style wash hand basin with a cupboard beneath and chrome mixer tap and a WC with an enclosed cistern. Tiled splashbacks, tiled floor, chrome towel radiator and double glazed window to the side elevation.

**Outside - Front**

The bungalow is situated on a corner plot and includes a driveway providing off-road parking and leads to the garage. A wooden gate leads to the rear garden and the garden to the front is mainly laid to lawn and wraps around the bungalow.

**Garage** 17' 9" x 9' 0" (5.42m x 2.74m)

Having an electric roller shutter door, power, lighting and a double glazed door gives access to the rear garden.

**Outside - Rear**

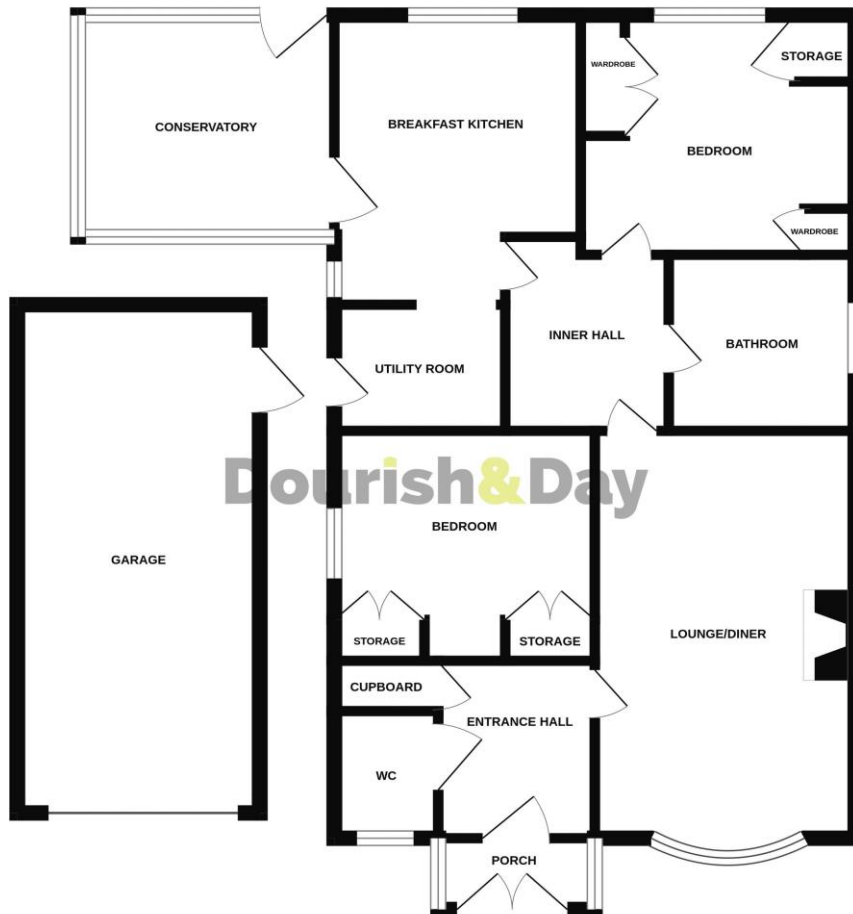
There is a paved seating area which overlooks the remainder of the garden being laid lawn and having a variety of mature shrubs and hedges. In addition, there is a brick garden wall and panel fencing encloses the garden.

**ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



## 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)