



£375,000

 **TENURE: Freehold**

 **EPC RATING: D**

 **COUNCIL TAX BAND: E**

Walton-on-the-Hill Stafford

Beechfield Drive Walton-on-the-Hill
Stafford Staffordshire

 **3**  **2**  **1**

Discover the unique charm of this spacious detached bungalow situated in the highly desirable Walton-on-the-Hill area. This bungalow features a flexible layout, allowing it to be configured as either three bedrooms or two bedrooms with an additional reception room or hobby room.

Upon entering through the entrance porch, you'll find yourself in the welcoming hallway that leads to this impressive property. The accommodation includes a large living room with an adjoining conservatory, a third bedroom or dining room, a kitchen/diner, and a utility room. Off the hallway, you'll find the main shower room and two double bedrooms, with the principal bedroom featuring its own en-suite shower room. Outside, the property boasts a prime corner plot with a low-maintenance ornamental front garden, a driveway, a single garage, and a beautifully landscaped private rear garden. If you're looking for a spacious bungalow in a premier location, this home is perfect for you. Call us today to schedule your viewing!

- Charming Bungalow In Walton-on-the-Hill
- Flexible Three-Bedroom Or Two-Bedroom Layout
- Spacious Living Room With Adjoining Conservatory
- Principal Bedroom With En-Suite Shower
- Landscaped Private Rear Garden
- Prime Corner Plot With Single Garage

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Entrance Porch

Being accessed through a double glazed entrance door and having double glazed windows, tiled floor and a further double glazed door leading to:

Entrance Hall

Having wood effect flooring and radiator.

Living Room 15' 8" x 15' 5" (4.78m x 4.69m)

A large, bright reception room having an electric flame effect fire set within a decorative surround, radiator and double glazed sliding patio door leading to:

Conservatory 9' 3" x 11' 9" (2.82m x 3.57m)

Of brick base construction having a door giving access to the rear garden and wood effect flooring.

Dining Room / Bedroom Three 8' 8" x 8' 6" (2.63m x 2.58m)

A highly versatile reception room that could be used as a third bedroom having a radiator and double glazed window to the rear elevation.



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Kitchen 9' 2" x 13' 0" max (2.80m x 3.95m max)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink with mixer tap. Range of integrated appliances including an oven, hob with cooker hood over and dishwasher. Space for fridge, airing cupboard, tiled floor, radiator and two double glazed windows to the front elevation.

Utility 5' 9" x 8' 5" (1.76m x 2.57m)

Having a range of units extending to base and eye level and fitted work surfaces with an inset sink drainer with mixer tap. Integrated freezer, space for washing machine, tiled floor, access to loft space, radiator and double glazed door to the side elevation.

Bedroom One 13' 9" inc robes x 10' 10" (4.19m inc robes x 3.29m)

A large main bedroom having fitted wardrobes, drawers, built-in double storage cupboard, radiator and double glazed window to the rear elevation.

Ensuite Shower Room 9' 6" x 2' 11" (2.90m x 0.90m)

Having a suite including a tiled shower cubicle with fitted shower, vanity styler wash hand basin with mixer tap and low level W.C. Tiled floor, recessed downlights, chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 10' 2" x 13' 3" max (3.09m x 4.04m max)

A second double bedroom having a radiator and double glazed bay window to the front elevation.

Shower Room 8' 1" x 5' 8" (2.46m x 1.73m)

Being fitted with a white suite including a large, open ended shower cubicle with fitted shower, vanity wash hand basin with mixer tap and low level W.C. Recessed downlights, tiled floor, chrome towel radiator and double glazed window to the front elevation.

Outside - Front

The bungalow is approached over a block paved driveway which leads to the side of the property and to the garage. The remainder of ornamental front garden includes a variety of mature shrubs.

Single Garage

A single detached garage having an up and over door to the front and a window to the side elevation.

Outside - Rear

An enclosed, well kept garden which offers an excellent degree of privacy and includes paved seating areas, a lawned garden and well stocked beds having a variety of plants and shrubs.

ID Checks

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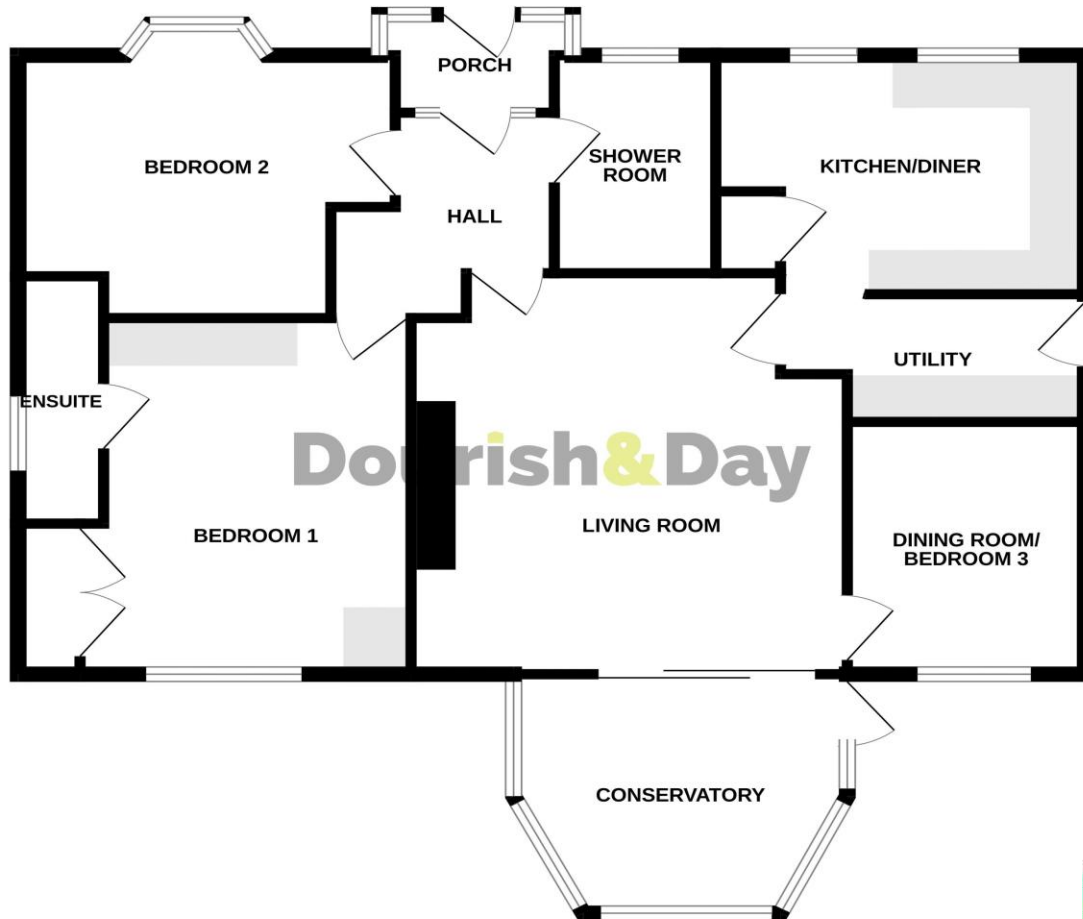
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GROUND FLOOR



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

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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