



Deceptively spacious three bedroom detached bungalow with well-maintained accommodation, occupying a fabulous cul de sac position within easy reach of the town centre and amenities.

No upward chain.

£355,000



John German



Situated at the head of an extremely desirable cul de sac, this individually designed and built detached bungalow provides well-proportioned versatile accommodation which has been well-maintained by the current owners, while providing scope for personalisation.

For sale with no upwards chain involved, a rear highlight is the lovely garden plot which wraps around to the side elevation and has views towards the St. Giles Church Spire.

Situated in a convenient position on the edge of the town centre within easy reach of amenities including several supermarkets and independent shops, public houses, schools, modern leisure centre and doctors.

#### Accommodation

An enclosed porch leads to the welcoming hall which has two built-in storage cupboards and access to the loft, plus doors leading to the good sized accommodation, the guest's WC and to the garage.

At the rear of the property is the spacious lounge that has a focal coal effect gas fire in a feature surround plus a wide window and sliding patio doors to the garden.

The fitted dining kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, a fitted gas hob with extractor over, built-in oven and space for further appliances.

There are three good sized bedrooms, two overlooking the rear garden and one at the front of the property. Currently the third bedroom is used as a formal dining room.

Completing the accommodation is the extremely impressive recently refitted family bathroom which has a white modern four-piece suite incorporating both a panelled bath and a separate double shower cubicle with tiled walls and a side facing window.

#### Outside

To the rear there is a paved patio enjoying a degree of privacy leading to the wide garden which is mainly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants, enclosed to three sides by a mixture of panelled fencing and an established hedge, with a gate leading directly onto Lid Lane. The garden wraps around to the side where there is a further established border and a paved seating/drying area.

At the front of the property is a well-stocked gravelled border containing a variety of shrubs and plants.

A block paved driveway provides off road parking for several cars leading to the garage that has an electric up and over door, personal door to the side and a store which houses the gas central heating boiler.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

[www.staffordshiremoorlands.gov.uk](http://www.staffordshiremoorlands.gov.uk)

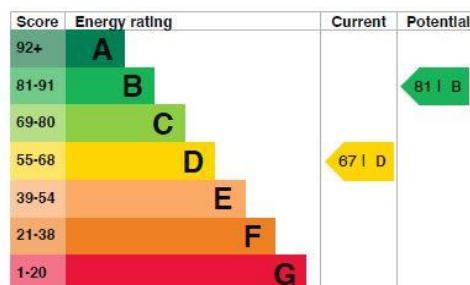
**Our Ref:** JGA/04032021

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D



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