

Long Lane

Derrington, Stafford, ST18 9LL



A truly charming traditional semi-detached bungalow that occupies a delightful and extensive plot, situated on the rural outskirts of the village.

£280,000



John German

Accommodation – A wooden beamed canopy porch with stained glass entrance door opens to a wide reception hall off which leads a sitting room with bay window enjoying views over the front garden. There is a brick and stone fireplace and a picture rail.

A separate formal dining room has a stone fireplace and dual aspect windows overlooking the gardens to the front and side. A door leads to the kitchen with a range of oak faced units, pantry, stainless steel sink and drainer together with dual aspect windows overlooking the orchard and fields. Access leads to an enclosed porch with WC off.

There are two double bedrooms with rear facing windows overlooking the private garden with patio and farmland beyond. A shower room lies between the bedrooms and has a pedestal wash basin, low flush WC and shower.

The property has the benefit of double glazing together with a spacious loft space offering potential to convert, subject to Planning Permission and Building Regulations.

The delightful, extensive plot is approached by double wrought iron gates opening to a spacious drive providing parking for numerous vehicles. This leads to a detached garage with store room. The drive is flanked by lawns and abundantly stocked established beds to the front and rear alongside a mature orchard. There is also a potting shed and greenhouse.

The property, whilst enjoying an enviable rural location position with countryside views from every window, is also conveniently located 3 miles from the county town centre of Stafford with all of its amenities. Stafford's Inter-City Railway Station has regular services operating to London Euston taking only approximately one hour, twenty minutes. Nearby junction 14 of the M6 provides direct access into the national motorway network and M6 Toll.

Agents Note

The sale is subject to a Grant of Probate.

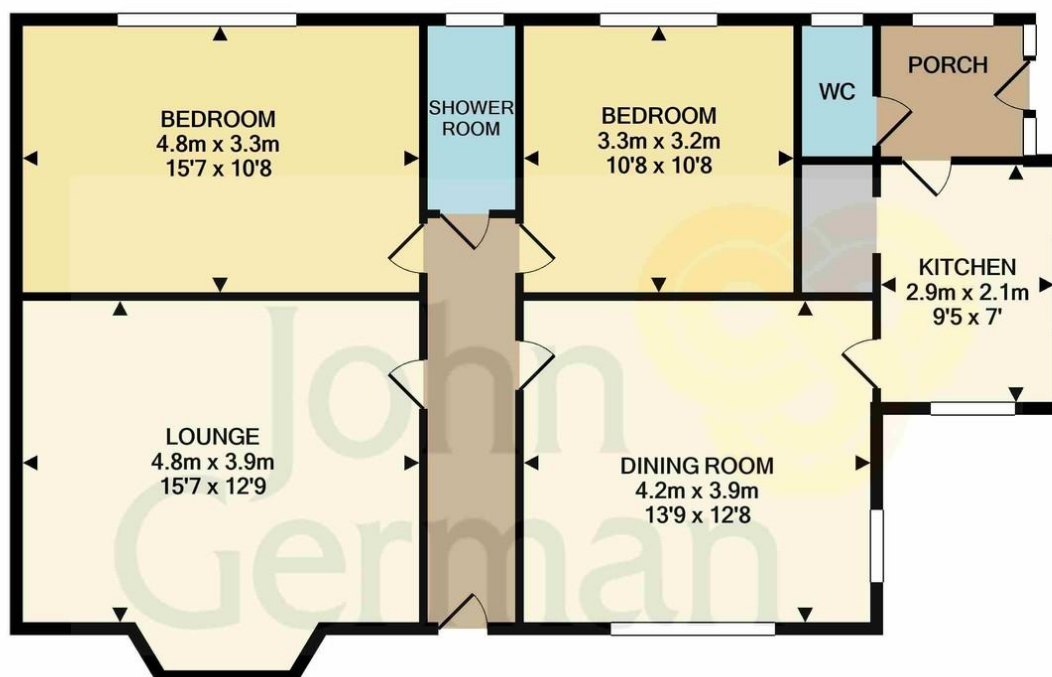
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. No mains gas or drainage. Drainage is to a private system. Heating is via an LPG bulk gas central heating system.

Useful Websites: www.environment-agency.co.uk
www.staffordbc.gov.uk/planning

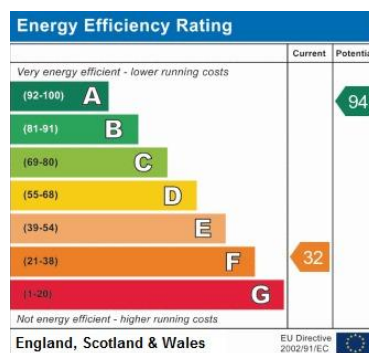
Our Ref: JGA/17032021

Local Authority/Tax Band: Stafford Borough Council / Tax Band TBC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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