



Looking for a spacious and well planned bungalow with double garage and gardens and the potential to put your mark on it? Look no further!

£360,000



Located in the pretty Staffordshire village of Hopton, some 3.2 miles or thereabouts from the county town centre, the village is known by historians for the 1643 Battle of Hopton Heath between parliamentarians and royalists.

The bungalow we are marketing is a three bedroomed corner plotted property built in the late 1960's and offering a light, bright and spacious room plan that offers scope for improvement but offers some good basics to start from including uPVC double glazing and oil fired central heating throughout.

An enclosed storm porch gives you access into a large L shaped reception hall with central access to all rooms, a hatch to the loft space and a double doored airing cupboard. A two piece fitted guest cloakroom also leads off the hall.

With dual aspect windows, the spacious lounge and dining room are very comfortably sized rooms and offer a traditional open fireplace and radiators. From the dining room, a glazed door leads to the conservatory which overlooks and gives access to the rear garden.

Leading off the dining room but also accessible from the hall is a fitted kitchen which overlooks the private rear garden and a full range of fitted storage units, worktops, sink unit, splashback tiling, cooker included in sale and appliance spaces for a fridge and washing machine.

There are three bedrooms to be found within the bungalow and they are all sensibly positioned in the same area and all enjoy either front or side garden views.

Bedrooms one and two are double sized rooms with built in wardrobes and bedroom three makes an ideal single bedroom and also has a built in wardrobe and shelving.

The family bathroom has a modern style white and chrome suite to include bath, separate shower, low level WC and wash hand basin, together with extensive tiling.

Outside, double side by side garage with two up and over doors, light and power and rear pedestrian access door.

Block paved driveway parking for three cars or so.

The bungalow has established lawned gardens to the front, side and rear with many shrubs and perennials and with the rear garden enjoying a westerly orientation.

Agents note: The HS2 route is to the south of Hopton village and therefore, viewings/purchasers must rely on their own research as to its possible affect.

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

Services: Oil fired central heating. No gas. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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