

Oak Avenue

Walton-on-the-Hill, Stafford, ST17 0LX



A spaciouly extended detached bungalow situated on a corner plot within the highly sought after location of Walton-on-the-Hill.

£300,000



John German

This attractive three bedroom detached bungalow sits proudly on a generously sized corner plot on Oak Avenue in Walton-on-the-Hill. The location benefits from easy access to Cannock Chase, an area designated as a place of outstanding natural beauty, ideal for a walk, jog, trek or cycle. There are an excellent choice of nearby schools including being in the catchment area for Berkswich Primary School awarded outstanding in its latest Ofsted report and for secondary education it's the highly regarded Walton High School. The nearby county town of Stafford is home to a range of shops, supermarkets, bars, restaurants and pubs. For commuters junctions 13 and 14 of the M6 provide direct access into the national motorway network. For rail links, Stafford's intercity railway station offers regular services to London Euston.

This well-appointed detached bungalow benefits from a large side extension and now offers just over 1000 square feet of accommodation. Internally the property comprises uPVC entrance door opening into the hallway with doors off into the large lounge/diner, shower room, two bedrooms, one of which is a generous double and one smaller single, ideal as a home office or guest room.

The shower room has a suite comprising corner shower cubicle with electric shower, low level WC, wash hand basin, tiled flooring and spotlights to the ceiling.

The heart of the home is the generously sized lounge/diner with carpeted flooring, electric fire, doors leading off into the kitchen and master bedroom. uPVC sliding doors lead into the sunroom which is a versatile space, ideal as a second reception room in the summer months.

The extended part of the bungalow now provides an impressive master bedroom with window to the front aspect, carpeted flooring, two ceiling light points, uPVC sliding doors leading out to the rear garden. There is also a door to a low level WC and wash hand basin.

The kitchen has half tiled walls and flooring, a range of matching wall and base units with breakfast bar area, window to the side aspect overlooking the rear garden and uPVC door to the side aspect.

Outside to the front of the property is a lawned front garden with a variety of plants and shrubs, and a driveway providing off-road parking and access to the carport. To the rear of the property is a fully enclosed rear garden with two patio seating areas, lawned garden, garden shed and a variety of plants and shrubs.

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

Property construction: Brick. **Parking:** Drive & carport

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/22012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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