

Clematis Close

Great Bridgeford, Stafford, ST18 9QF

John 
German



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£280,000

A particularly well presented detached bungalow which is situated in a popular and sought after development.

The enclosed spacious side porch has a door leading to the garage and a side door to an L shaped reception hall which has superb porcelain tiled floor and useful built in cloaks cupboard.

Off the hall is a kitchen which is superbly appointed having a comprehensive range of gloss units with granite effect work surfaces and a ceramic one and half bowl sink and drainer, tiled splashbacks, integrated hob with extractor canopy above, split level double oven and integrated fridge and freezer. There is a delightful lounge having a front facing bow window and traditional fire surround with marble hearth and inset.

There are two double bedrooms, the principal having a range of built in wardrobes and the second bedroom has patio doors opening to the rear garden. The splendid appointed bathroom has a bath with shower above which has the benefit of both waterfall and conventional heads and shower screen, wash basin set into integrated unit with drawers, WC, chrome towel radiator and an airing cupboard.

Outside, the bungalow stands in a pleasant position, back from the road within this cul de sac. There is an attractive front garden and a side drive which leads to the porch, which in turn leads to the garage. To the rear of the property, there is a patio area with lawned garden beyond having established borders and a timber garden store.

Great Bridgeford is a very pleasant village situated between the county town of Stafford which has a range of amenities including an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll. To the other direction, the popular and lovely village of Eccleshall has a range of pubs and bars.

Agents note: The Land Registry document reveals rights, restrictions and covenants and a copy of which is available upon request.

Please note that the porch to the side currently prevents vehicular access to the garage.

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

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

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (no gas) (Purchasers are advised to satisfy themselves as to their suitability).

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

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

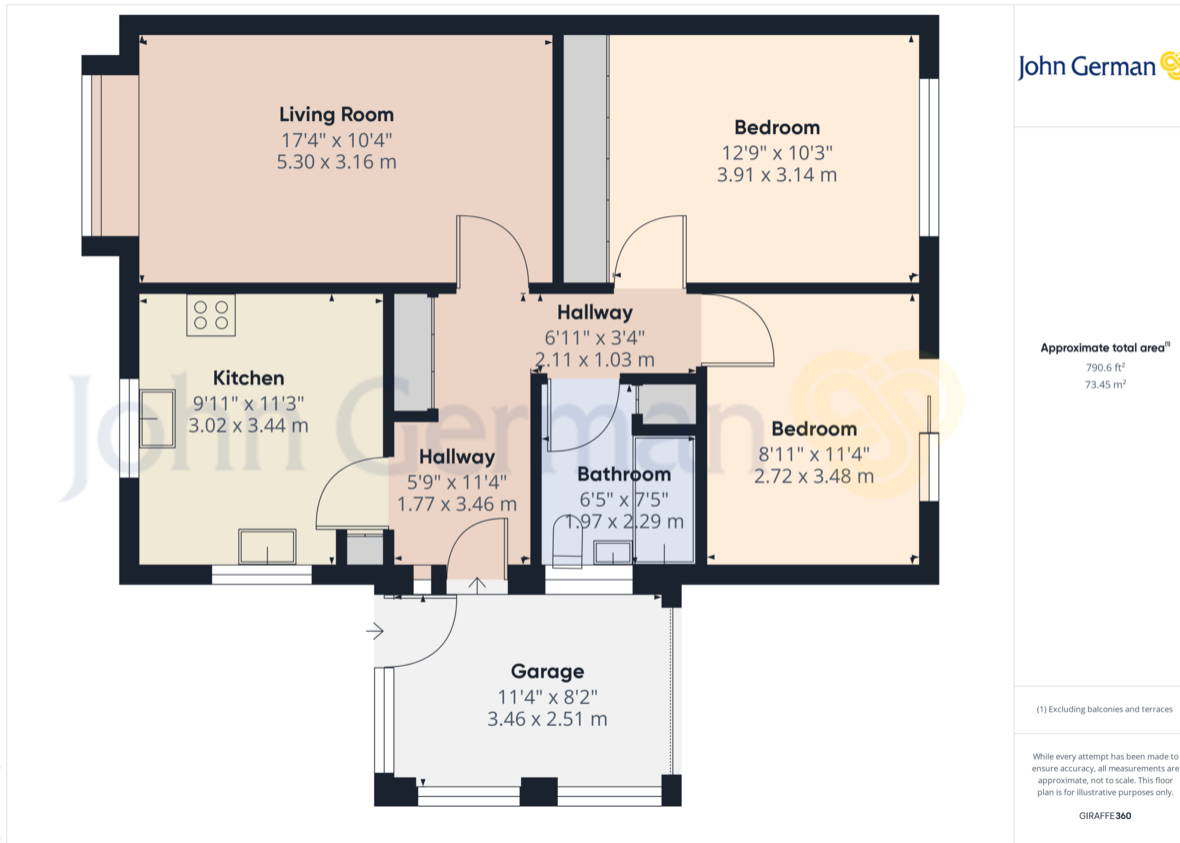
Local Authority/Tax Band: Staffordshire County Council / Tax Band C

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

Our Ref: JGA/28032024







Agents' Notes

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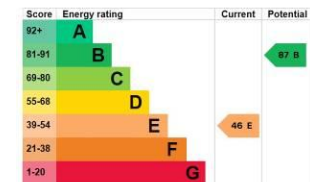
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