

Thorneycroft

Aston By Doxey, Stafford, ST18 9LJ



John German are delighted to present this spacious detached bungalow situated on a generous plot in a popular semi-rural location.

£425,000



John German 

John German are delighted to offer to the market this detached bungalow situated on a large plot with rural views located in Aston-by-Doxey, a semi-rural location, yet only a few minutes' drive from Stafford Town Centre. Stafford offers a range of high street shops, restaurants, pubs, supermarkets and a mainline intercity railway station offering regular services to London Euston taking approximately only 1 hour 20 minutes. Nearby road links include junctions 13 and 14 of the M6 providing access into the national motorway network. For schooling, this property falls within the catchment area for Cooper Perry Primary School in the nearby village of Seighford and King Edwards VI High School in Stafford.

This spacious two double bedroom detached bungalow spans just over 1,300 square feet and whilst it is in need of some modernisation, it offers superb potential for further improvements or even development, subject to obtaining the relevant planning permissions. Internally the bungalow comprises uPVC entrance door opening into the hallway with doors off into the two bedrooms, living room, family shower room, kitchen and a spacious built in storage cupboard.

The kitchen is fitted with a generous range of matching wall and base units with fitted work surfaces over, tiled splashbacks, a separate breakfast bar area, tiled flooring, window to the rear aspect, door leading to a spacious pantry and doors off to the inner hallway and living room.

The spacious lounge/diner has a bay window to the front aspect providing excellent views of the surrounding garden, carpeted flooring, cast-iron multi-fuel burner and a window to the side aspect.

Both bedrooms are generously sized doubles with the larger of the two also benefiting from built in wardrobes.

The shower room comprises low level WC, wash hand basin and shower cubicle with electric shower.

The property sits on a generously sized plot and is approached over a gravelled driveway providing off-road parking for numerous vehicles and access into the garage. There is large lawned garden to the side of the driveway with a variety of plants and shrubs, and to the front of the property is a large lawned garden.

Agents notes: School Catchment information was correct as of 31/05/2024 and taken from the Staffordshire Council Website.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Ground source heat pump

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

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

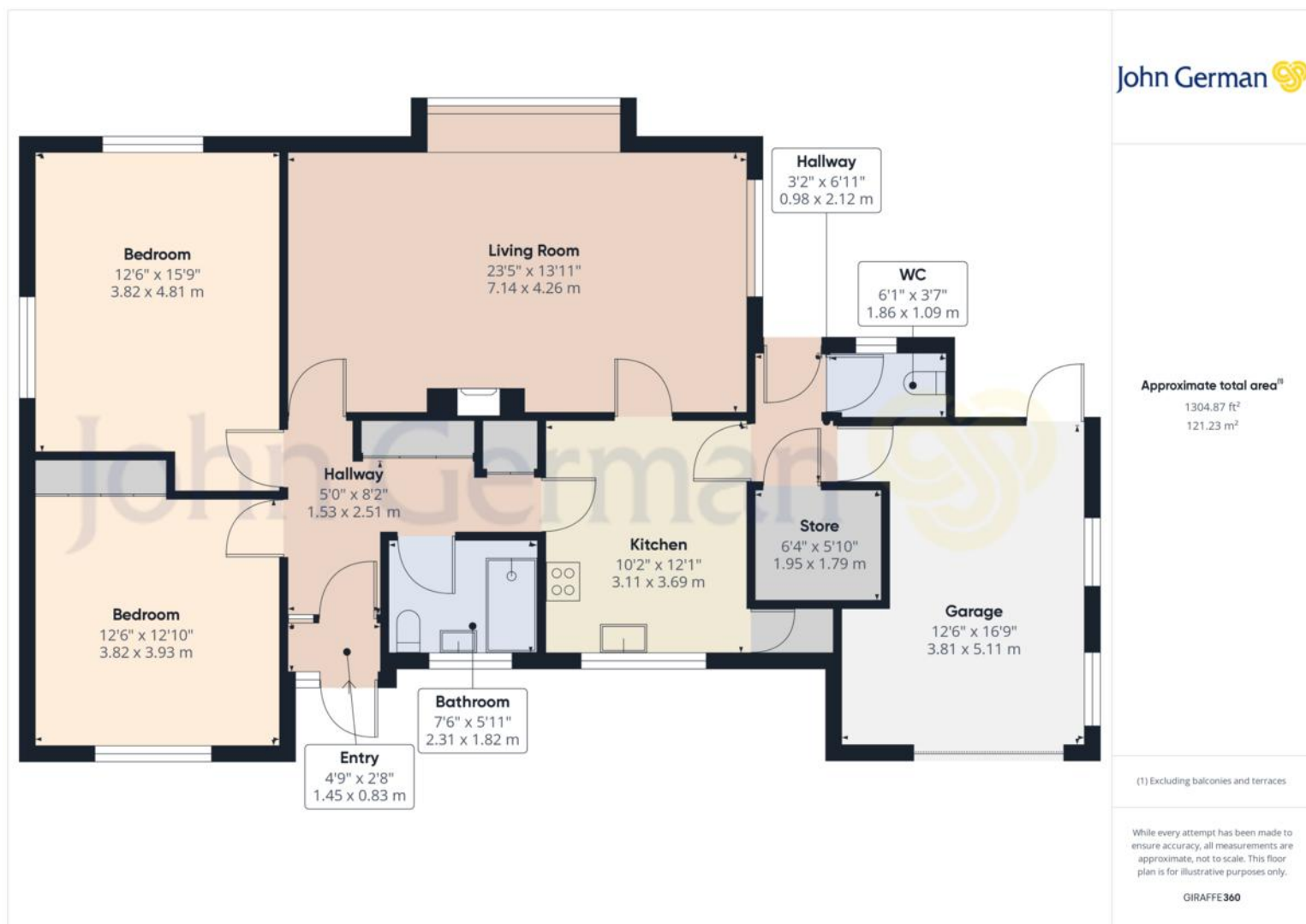
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/03062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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