

Heather Close

Brocton, Stafford, ST17 0TG

John
German



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Offers in region of £595,950

NO UPWARD CHAIN



An excellent family sized detached bungalow which has the benefit of a large kitchen, lounge, separate dining room and four very well proportioned bedrooms, and occupies a delightful plot with lovely garden and slightly elevated rear sun terrace, with delightful elevated views. This property will suit a family who enjoys the outside life afforded by the adjacent Cannock Chase (possibly with a walk loving dog). This property offers a clear alternative to the traditional two storey dwelling and should be considered.

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Accommodation: An entrance porch leads to the reception hall with an airing cupboard and built-in cloaks cupboard, off which leads a superb dining kitchen having a very attractive and comprehensive range of modern units with contrasting work surfaces and a stainless steel twin bowl sink and drainer, plus integrated six burner gas hob with extractor canopy above and double oven. Please note that the fridge freezer is not currently included in the sale and there is accommodation for a wine cooler (the wine cooler currently in place does not work).

The delightful lounge is particularly well proportioned and has a marble fireplace with living flame gas coal effect fire, and double French style doors opening onto the sun terrace. There is also a separate formal dining room with front facing bow window. The spacious utility has a range of cupboards, work surfaces and stainless steel sink and drainer, space and provision for domestic appliances and direct access to the outside terrace. Off the utility, there is a cloakroom with WC and wash basin, and in addition, a small room suitable for use as a study.

There are four very well proportioned bedrooms, the principal bedroom being particularly spacious having French style doors opening to the sun terrace and having the benefit of an ensuite comprising spacious walk-in shower with both conventional and waterfall heads, wash basin with integrated cupboard beneath, WC, contrasting wall and floor tiling.

The beautifully appointed family bathroom has a spa bath with separate shower, pedestal wash basin, WC, splendid tiling and vertical chrome towel radiator.

The property stands back beyond a good size drive capable of parking four cars, also giving access to a double garage which has an insulated electrically operated door. There is an electric car charging point and to the rear of the property lies a modern contemporary style slightly elevated sun terrace with glazed balustrade supported by stainless steel posts. Steps down to a private lawned garden with established trees, borders and a further sun terrace. The property also has the benefit of solar panels and battery storage, which also supports the lighting in the event of a power cut.

Brocton is one of the most sought-after villages in Staffordshire, nestled against Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, run or cycle. Brocton also has a highly respected gold club, and the county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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

Property construction: Standard **Parking:** Driveway and double garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 G

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

Our Ref: JGA29092025







Approximate total area⁽¹⁾

2158 ft²
200.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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