

Clevedon Avenue

Stafford, ST17 0DJ



A beautifully presented detached bungalow, situated in the highly desirable Hillcroft Park area of Stafford, with very pleasant front and rear gardens and adjacent drive and garage.

Offers In Region Of £370,000

John German

An enclosed porch opens to the reception hall, which has the benefit of a cloak's cupboard. The very pleasant dining kitchen has a comprehensive range of units incorporating a 1.5 sink and drainer, integrated hob, oven, extractor canopy and fridge. The kitchen is dual aspect with bespoke fitted window shutters. A door leads out to the side of the property.

The delightful and particularly well-proportioned lounge has a front facing bow window and a fireplace with marble surround and coal effect fire. An archway opens to a separate dining area which in turn has sliding doors opening to the conservatory, having an outer door to the garden.

An inner hall leads to two bedrooms, both of which have bespoke fitted window shutters and the larger of the two bedrooms has fitted bedroom furniture which includes a wash basin. The attractive bathroom is fully tiled and comprises bath with electric shower, pedestal wash basin and WC. There is an airing cupboard housing the gas boiler and window shutters.

Outside, the property stands back from the road behind an ornamental chipped garden with feature circular paved terrace area. There is gated access to both sides of the property and a drive capable of parking two cars, giving access to the garage.

To the rear of the property, there is an attractive paved sun terrace with steps up to an equally attractive raised deck, lawn and garden shed.

The bungalow is situated in this very popular area of Stafford, with local shopping facilities at Bodmin Avenue and Wildwood.

Agents notes: The Land Registry document refers to rights and covenants, and a copy of the document is available upon request.
The property has Artex ceilings which may contain asbestos.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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
Our Ref: JGA/04112025
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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