



The Bungalow, Croft Lane, Gailey, Stafford, South Staffordshire, ST19 5PY

# The Bungalow, Croft Lane, Gailey, Stafford, South Staffordshire, ST19 5PY

An outstanding, newly-built house standing in a semi-rural position with large grounds of approximately two and a third acres in total. The house has been designed to an exacting, contemporary layout and has a superb level of specification throughout

## LOCATION

The Bungalow stands in Croft Lane which is a small lane leading off the A5 within Gailey therefore making the property exceptionally convenient for travelling with excellent road links provided by the A5, A449 and M6 motorway.

## DESCRIPTION

The Bungalow was built in 2012 on behalf of the current owner for his own occupation and, as such, was constructed to a high standard throughout. The design and layout of the property are ideal for modern lifestyle requirements with the ground floor being dominated by a massive family / dining / kitchen room which is the focal point of the residence. Further living areas are catered for on the ground floor and there are three good bedrooms to the upper storey together with independent living quarters provided by a self-contained apartment.

The property stands within a superb plot with a walled rear garden with extensive entertaining terrace with further, level land beyond making the property ideal for those with equestrian interests. There is a total area of approximately two and a third acres.

## ACCOMMODATION

A dual height open-sided glazed PORCH leads to the double front doors with glazing to either side and above which leads into the huge main living area. Part of the room has a glazed atrium-style ceiling and there is a LIVING AREA with bi-fold doors opening onto the rear terrace, a large DINING AREA and a superb KITCHEN with full range of contemporary, gloss-white fronted units with a co-ordinating horseshoe centre island with breakfast bar surround, granite working surfaces and a comprehensive range of high-end Neff appliances including a microwave, electric oven, steam oven, warming tray, coffee machine and an induction hob with concealed tower extraction fan, a Swan dishwasher and a window to the front. The entire room has ceramic floor tiling and underfloor heating together with integrated ceiling lighting. There is an adjoining cloaks and storage cupboard which has a door leading to the LAUNDRY and a separate CLOAKROOM with a contemporary suite. Double doors open into the galleried RECEPTION HALL with double front

doors, each with four inset lights and double doors opening into the large LOUNGE with a light aspect with windows to three elevations incorporating French doors to the rear terrace, underfloor heating and integrated ceiling lighting.

Stairs with glass balustrading and low-level lighting rise from the hall to the galleried first floor LANDING. The PRINCIPAL SUITE has a double bedroom with integrated ceiling lighting and glazed doors opening onto a breakfast balcony with glass balustrading, integrated lighting and views to the front. There is a dressing room with integrated ceiling lighting and a shower room ensuite with a high-end, contemporary finish. There are TWO FURTHER DOUBLE BEDROOMS and a well appointed HOUSE BATHROOM, again, with a fine modern flair.

A second staircase rises from the main reception area to the INTEGRAL APARTMENT with a DOUBLE BEDROOM with integrated ceiling lighting and French doors and windows opening onto a balcony with glass balustrading and views to the rear across the garden and beyond, a room which is currently used as a DRESSING ROOM but which could easily provide the basis for a small kitchenette and a fine ENSUITE SHOWER ROOM.

## OUTSIDE

The residence is approached through remote controlled wrought iron gates over a gravelled driveway providing extensive parking for many vehicles. There are timber-decked terraces to the property together with an extensive gravelled entertainment terrace with inset patio and stepping stone paths and a walled REAR GARDEN. Beyond the driveway and gardens are two level PADDOCKS and the garden benefits from an octagonal SUMMERHOUSE.

## SERVICES

We are informed by the Vendors that mains electricity and water are connected, the central heating is electric and the drainage is to a septic tank. COUNCIL TAX BAND F - South Staffordshire DC. POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Tettenhall office.

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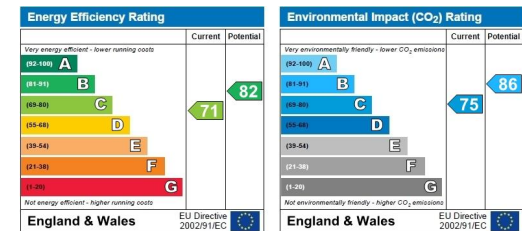
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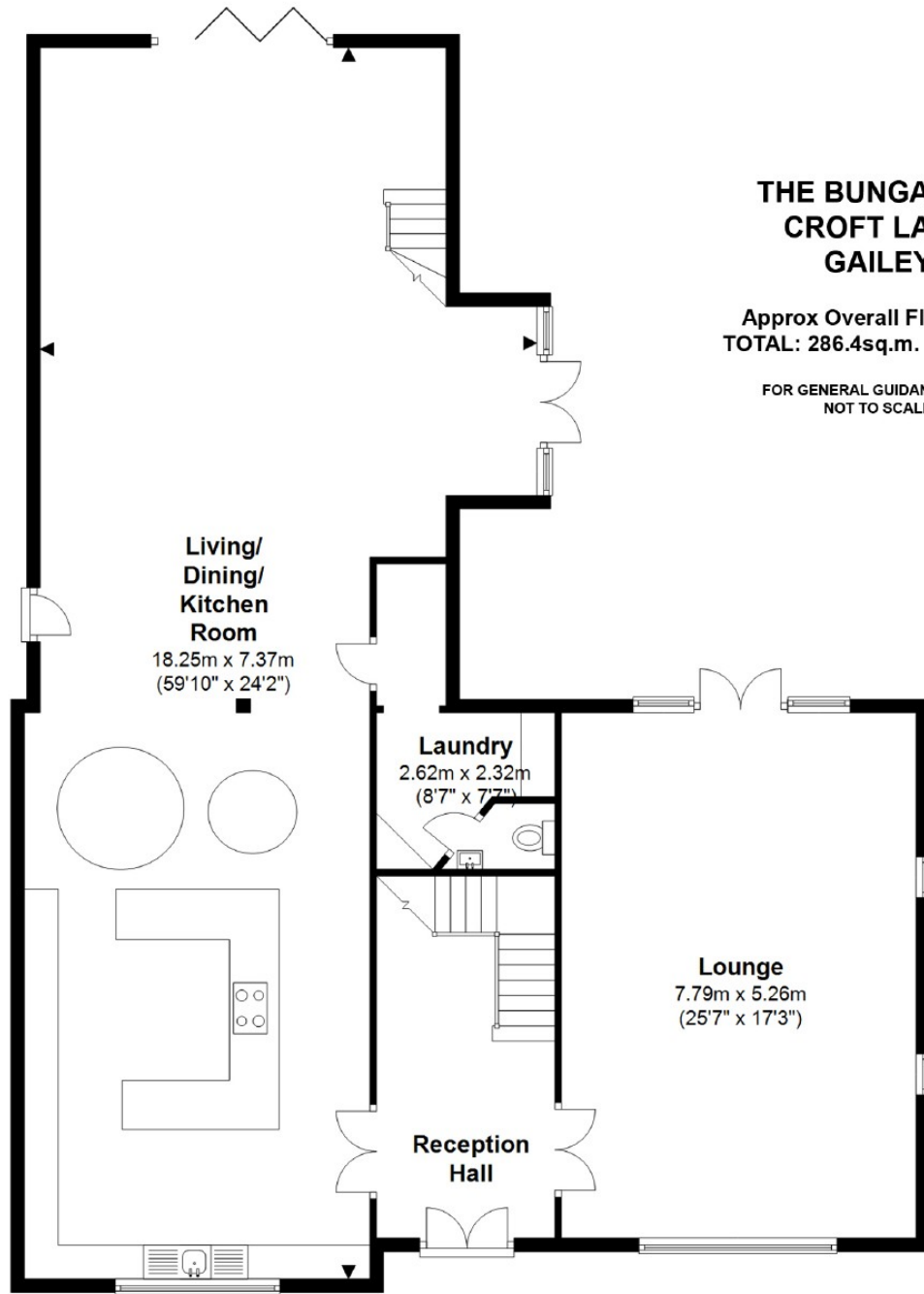


**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

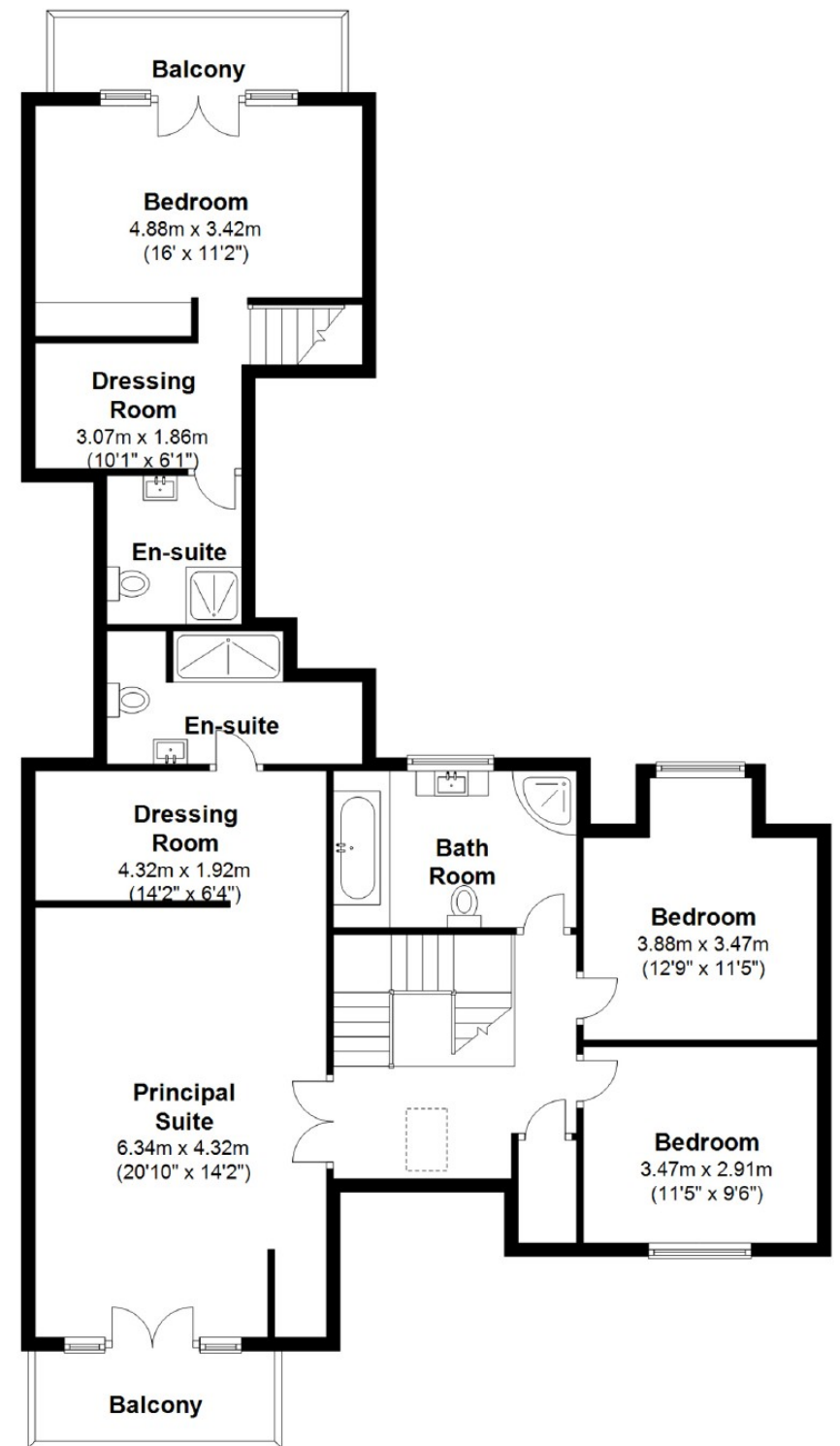
**THE BUNGALOW  
CROFT LANE  
GAILEY**

Approx Overall Floor Area  
**TOTAL: 286.4sq.m. 3083sq.ft.**

FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE



**Ground Floor**



**First Floor**





