

Stockings Lane

Longdon, Rugeley, WS15 4LQ

John 
German





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£495,000

A superb three bedroomed bungalow with
stunning country views to rear and a marvellous
0.25 acre plot within this sought after area.



Located on the very edge of Longdon village and having a truly stunning countryside view to the rear, an impressive detached bungalow of generous size and quality specification. Conveniently close to the A51 for easy access to Lichfield, Rugeley and beyond.

A traditional half-glazed main door gives access to a long and spacious reception hall with feature Victorian tiled floor, high level ceilings throughout the bungalow and oak doors. A luxury guest cloakroom with beautiful tiling and a white two-piece suite leads off.

Also off the hall is a combined utility room and cloaks storage.

The star of the show is an elegant lounge with extra-wide patio doors enjoying the stunning rural backdrop beyond the landscaped rear garden. As with all rooms, the décor is of a high standard and the lounge also has a polished granite fireplace with gas coals fire.

The hub of the house is a generously sized living/dining kitchen with front and rear facing aspects, a tiled and under floor heated system, contemporary, two-toned range of base, wall and drawer units, contrasting worktops, ceramic sink, dual fuel range cooker, integrated fridge and dishwasher, pantry store, ample room for a large table and chairs with French windows to the rear.

An inner hall that leads off the lounge gives access to the three bedrooms and bathroom together with airing cupboard and ladder access to a part boarded loft of traditional open design and maybe offering loft conversion potential (subject to all usual permissions).

Bedroom one is an excellent sized front facing double room, bedroom two a rear facing double room and bedroom three is an ideal single or small double room with further rear views.

The luxury family bathroom boasts beautifully tiled walls and floor, contemporary white and chrome bath, walk-in showering area and screen, w.c, wash hand basin/vanity unit.

Outside

Single garage with electric door, rear personal door, light, power, Worcester boiler and ladder access to a boarded loft storage area.

A substantially sized driveway provides ample off-road parking and lies next to a sizeable and mature lawned foregarden with hedged front boundary, part-walling and shrubbery borders.

The rear gardens are south facing and offer a further lawned area, thoughtfully stocked borders, block paved patio and path, decked dining area with gazebo style cover, fabulous views, two gated side entrances. The overall are of approx. 0.25 acres.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: Lichfield District Council / Tax Band E

Useful Websites: www.environment-agency.co.uk

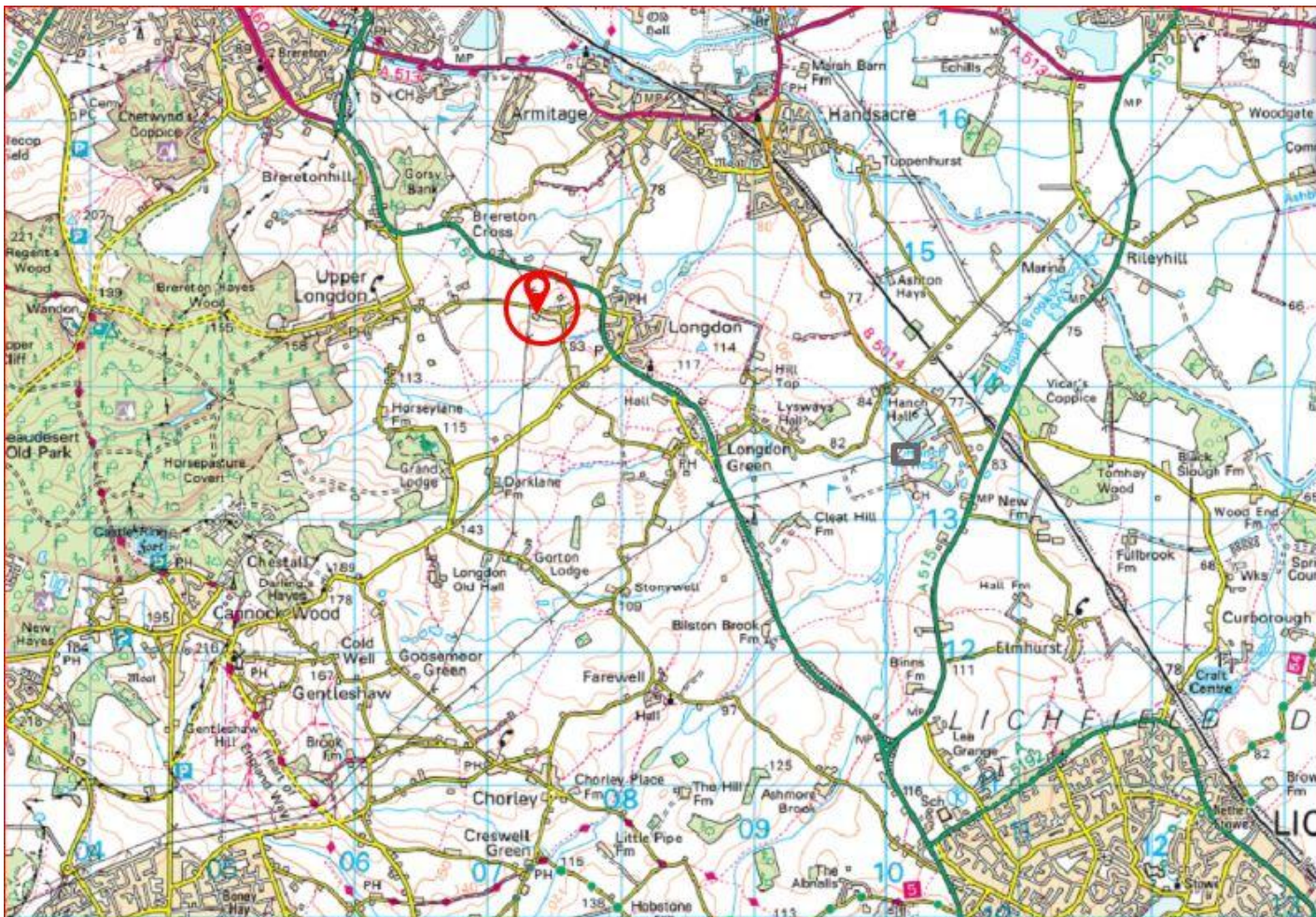
Our Ref: JGA/091019







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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