



30 Kings Drive

Stafford, ST18 0AJ

£490,000

Tinsley
Garner

independent property expertise



A little more like southern California than northern Staffordshire - especially on a sunny day! This spacious contemporary style bungalow was built in the early 1970s as part of a small development on the edge of Hopton village, standing in an elevated position with far reaching views across Staffordshire towards The Wrekin in the distance. The bungalow itself offers spacious and adaptable accommodation with a light & airy atmosphere, stylish open plan dining kitchen, four good size bedrooms, bathroom and separate shower room. Well presented throughout with a modern heating system and upvc double glazing. The property occupies a good size plot with large rear garden and extensive outside parking space and storage.

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Enclosed porch

Fully enclosed upvc double glazed porch with ceramic tiled floor.

Entrance Hall

Spacious reception area with upvc double glazed front door, doors to the bedroom accommodation and door through to the lounge. Radiator.

Lounge

A spacious living room which enjoys panoramic views to the front looking out over Staffordshire towards The Wrekin in the distance. Patio windows to the rear opening to the gardens, stone built chimney breast with marble hearth and living flame gas fire. TV aerial connection. Radiator.

Dining Kitchen

A large kitchen with space for dining. The kitchen has been upgraded by the present owners featuring a range of traditional oak 'in-frame' wall and base cabinets with contrasting granite work surfaces and under set 1½ bowl sink unit with chrome mixer tap. Fitted appliances comprise: ceramic induction hob with concealed extractor over, eye level double oven, full integrated dish washer, microwave and space for an American style refrigerator. Part ceramic tiled walls, oak floor throughout. Plenty of space for a family size dining table.

Utility Room

Wall and base cupboards with work surface



and sink unit. Plumbing for washing machine and space for a dryer. Ceramic tiled floor.

Guest bedroom

An ideal guest bedroom which is separate from the rest of the bedroom accommodation and has an adjacent shower room. Double bedroom with windows to the front and side of the house. Radiator.

Shower Room

Fitted with a stylish white suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiled floor and part tiled walls. Radiator.

The main bedroom accommodation is off the entrance hall comprising:

Bedroom 1

Spacious double bedroom with patio windows to two sides and window to the rear. Radiator.

Dressing Room

The dressing / hobby room leads off the hall through to the main bedroom. Coffered ceiling with concealed lighting.

Bedroom 2

Double bedroom with window to the front of the house. Radiator.

Bedroom 3

Double bedroom with window to the side of



the house. Radiator.

Bathroom

Fitted with a luxury white suite comprising: contemporary free standing bath tub, multi-function corner shower enclosure with steam room setting, semi-pedestal basin & WC. Part ceramic tiled walls and tiled floor, inset LED lighting. Chrome heated towel radiator. Window to the rear of the house.

Outside

The house occupies a large plot with gardens front and rear and from its elevated position enjoys panoramic views across Staffordshire. The rear garden is tiered with

paved patio at lower level and raised lawn area with elevated wooden deck. Lawn front garden, driveway parking for several cars and car port to the side. Additional parking / storage area to the right hand side of the house.

General Information

Services: mains water, electricity & drainage. Oil fired central heating.

Council Tax Band

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



