

Ridgeway Close

Hyde Lea, Stafford, ST18 9BE

John German





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£375,000

A rare opportunity to acquire an immaculately presented spacious detached bungalow, set on a superb corner plot with lovely terrace and garden and an excellent in-out driveway.



The entrance hall opens into the spacious open plan lounge diner with two front facing bay windows and a further side window, all having wooden shutters and providing plenty of natural light. At the focal point is a cast log burner set on a hearth.

The kitchen is fitted with an excellent range of gloss units with wood effect work surfaces and complementary tiled splashbacks. A door opens into the spacious conservatory which provides further living space which can be used all year round, having double doors opening onto the side terrace and garden.

From the conservatory a door leads to the utility room which has a further range of units with space and plumbing for appliances along with a cupboard housing the pressurised cylinder.

A further door leads to a large walk-in cupboard providing excellent storage space.

The bungalow has three double bedrooms, one of which has French double doors opening out onto the rear terrace and garden. The main bedroom benefits from a dressing room which is fitted with a range of shelving, hanging space and drawers. The dressing room leads into the en-suite shower room with full height tiling, a spacious walk-in shower with chrome dual shower heads. Vanity units run along one wall beneath the window providing useful storage and house a concealed cistern WC and wash hand basin.

Completing the accommodation is the family bathroom which is again presented to a high standard with a spa bath which has an electric shower over and shower screen above, pedestal wash hand basin and low flush WC, tiled walls, a chrome heated towel radiator and a linen cupboard.

Outside the property occupies a very impressive corner plot with a block paved in-out driveway and a central half moon lawn. To the side of the property there is a neatly screened area which has a log store and space for a garden shed. Beyond this screened area is a spacious sun terrace extending to the side and rear with a good sized lawn beyond.

The property is situated in the popular village of Hyde Lea which is conveniently located for Stafford town centre and railway station offering regular services operating to London Euston. Junction 13 is easy to access and provides direct links to the national motorway network and M6 toll.

Agents notes: The property is situated off a private shared road and there is a service charge of £20 per annum.

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.

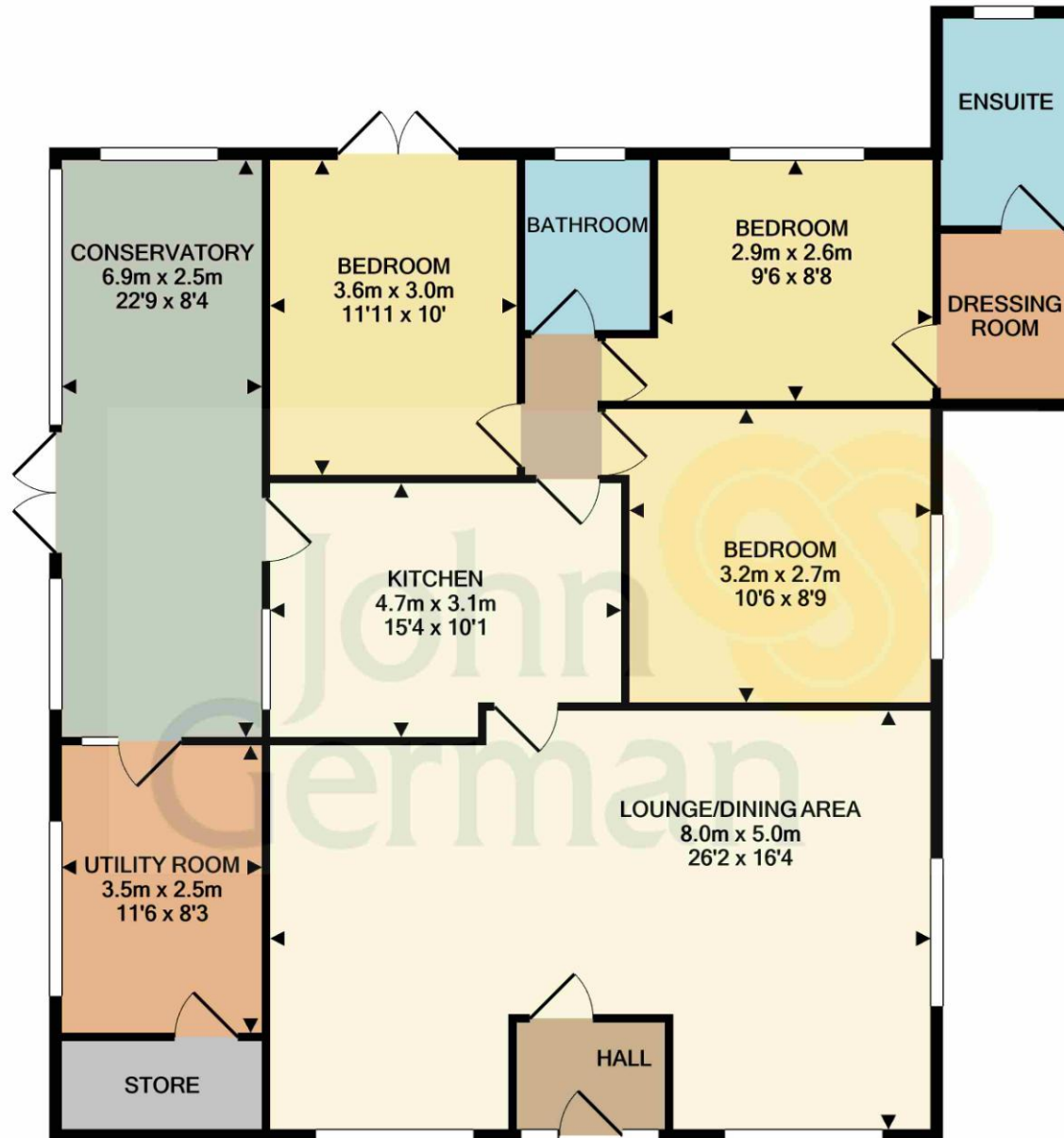
Useful Websites: www.environment-agency.co.uk; www.staffordbc.gov.uk/planning-public-access

Our Ref: JGA/11022021

Local Authority/Tax Band: Stafford Borough Council / Tax Band E







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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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