



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED BUNGALOW FOR SALE - £260,000

CLEMATIS CLOSE, GREAT BRIDGEFORD, STONE, STAFFORDSHIRE, ST18 9QE



KEY FEATURES

• THREE BEDROOM DETACHED BUNGALOW • CORNER PLOT WITH LARGE GARDEN • VILLAGE LOCATION • CONSERVATORY • PARKING AT FRONT AND REAR • OIL CENTRAL HEATING AND DOUBLE GLAZING • GREAT COMMUTER LINKS

DESCRIPTION

Austin & Roe are delighted to offer For Sale this Three Bedroom Detached Bungalow with off road parking on a corner plot in the popular Village of Great Bridgeford with its countryside walks, whilst maintaining great commuter links via the M6 Motorway.

The Property Comprises Entrance / Utility, Kitchen, Living Room, Bathroom, Hallway, Family Room & Conservatory, Three Bedrooms with one en-suite shower room. The Property benefits from Oil-fired Central Heating and Double Glazing.

To the front of the property is a driveway with parking for two cars, a large lawned area and mature beech hedging running around the perimeter of the corner plot to the rear garden access gates. To the rear is a paved patio area for alfresco dining and entertaining, with mature shrubbery borders and a large lawned area, and a further parking area if required with timber access gates.

Council Tax Band D

Mains Electricity, No Gas, Oil fired Central Heating

Mains Water, drains and sewerage

Broadband FTTC

Mobile coverage

Low risk of flooding.

You can view the Virtual Tour of this property on our website, Rightmove, On the Market or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/2-clematis-close>

LOCATION

From our Stone Office, take the A520 Christchurch Way, continue to follow A520 to the Walton Roundabout, take the second exit on to the B5026 Eccleshall Road, at the roundabout take the first exit on to Station Road, continue on to Worston Lane, turn left on to Eccleshall Road, turn right on to Jasmine Road, right again on to Cherry Tree Crescent and left on to Clematis Close. The property is on your right.

GROUND FLOOR

Entrance Porch / Utility - 13' 4" x 7' 8" (4.08m x 2.35m) The Property is entered via a double glazed obscured glass entrance porch, with neutral decor, a white ceiling with fluorescent tube lighting, two double glazed windows to the side aspect, a double glazed window in to the Bathroom and a ceramic tiled floor. There is a range of light wood effect base units with a granite effect countertop, and space for a washing machine and tumble dryer. A step leads up in to the Kitchen.

Kitchen - 11' 6" x 11' 4" (3.52m x 3.46m) The Kitchen has beige textured wall covering with white ceramic tiled splash back, a white ceiling with chrome bar spot light, two double glazed windows to the front aspect and a stone effect tiled floor. There is a range of wooden wall and base units with a granite effect countertop, inset with a green bowl and half sink and drainer with chrome mixer tap and space for an oven with extractor hood above.

Living Room - 17' 9" x 10' 4" (5.43m x 3.16m) The Living Room has neutral wall covering with panel effect at low level and a patterned border, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, an electric fire with a feature ornate stone effect surround and hearth and red patterned fitted carpet.



Family Room - 17' 9" x 8' 0" (5.42m x 2.46m) The Family Room has neutral decor with a high level patterned border, a white ceiling with central light fitting, two wall lights, a wall mounted central heating radiator and beige fitted carpets.

Conservatory - 8' 8" x 7' 8" (2.66m x 2.37m) The Conservatory is open to the Family Room, it is timber construction with double glazed windows and a pitched roof. The Conservatory has fitted blinds, double doors opening in to the Garden, a wall mounted central heating radiator and wood effect laminate flooring.

Hallway - 18' 9" x 4' 5" (5.73m x 1.37m) The Hallway has neutral decor with a central patterned border, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and grey fitted carpet. There is a mid height hand rail and doors opening in to the Living Room, Family Room, Family Bathroom and Bedrooms 2 & 3.

Family Bathroom - 8' 10" x 8' 0" (2.7m x 2.46m) The Family Bathroom benefits from full height neutral wall tiles, a white ceiling with recessed spot lights, an obscured glass double glazed window in to the Utility Room and white floor tiles. The sanitaryware consists of a white jacuzzi bath with tiled panels, a corner shower with curved glass screen and chrome fittings, a white vanity unit with an inset wash hand basin and concealed cistern wc with push button flush.

Bedroom 1 - 15' 2" x 7' 8" (4.64m x 2.35m) Bedroom 1 has neutral decor with a high level patterned border, a white ceiling with central pendant light fitting, two double glazed windows in to the garden, a wall mounted central heating radiator and neutral fitted carpet. A door opens in to the En-Suite.

En Suite - 7' 0" x 2' 10" (2.14m x 0.87m) The En-Suite has neutral decor, a white ceiling with a bar spotlight, full height grey wall tiles to the shower area and splash back, a chrome heated towel rail and grey ceramic floor tiles. The sanitaryware consists of a shower cubicle with a glazed folding screen and white electric shower, a white vanity unit with inset sink and chrome mixer tap, and a close coupled wc with push button flush.

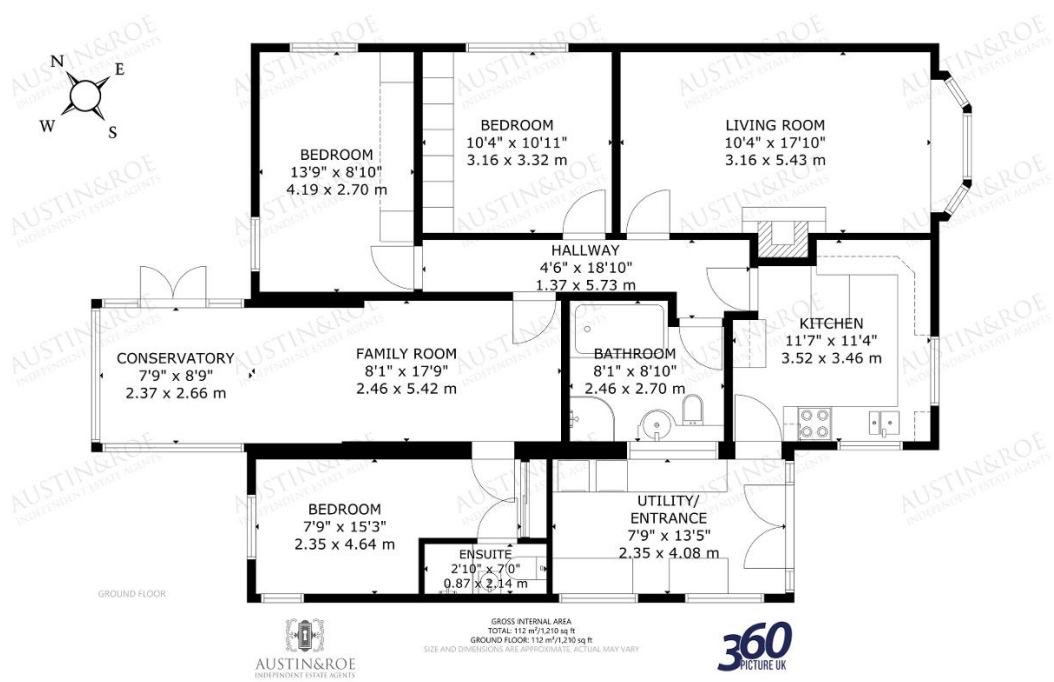
Bedroom 2 - 13' 8" x 8' 10" (4.19m x 2.7m) Bedroom 2 has floral wall covering, a white ceiling with central pendant light fitting, two double glazed windows to the rear aspect, a wall mounted central heating radiator, green fitted carpet and a selection of fitted wardrobes.

Bedroom 3 - 10' 10" x 10' 4" (3.32m x 3.16m) Bedroom 3 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator, beige fitted carpet and fitted wardrobes with mirrored doors.

Outside Spaces - The property is situated on a large corner plot, to the front is a tarmac driveway with parking for two cars, a large lawned area and mature beech hedging running around the perimeter of the corner plot to the rear garden access gates.

To the rear is a paved patio area for alfresco dining and entertaining, with mature shrubbery borders and a large lawned area, and a further parking area if required with timber access gates.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		