



STEPHENSON BROWNE

Birch Road, Bignall End

ST7 8LB



£219,995

Description

This well-presented home offers bright and spacious accommodation throughout, complemented by a generous L-shaped garden, garage access, and off-road parking for two vehicles.

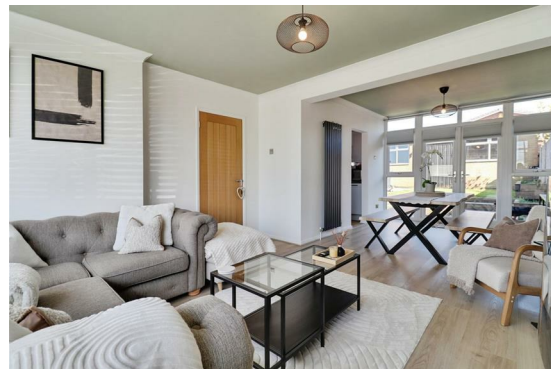
A welcoming porch leads into a light entrance hall with useful understairs storage. From here, there is access to both the living room and the kitchen, creating a practical and flowing layout. The kitchen sits towards the rear of the property and opens through to the dining area, which wraps seamlessly into a comfortable open-plan living space. Large windows throughout the ground floor allow for an abundance of natural light, enhancing the sense of space.

The living area enjoys French doors opening directly onto the rear garden, creating an ideal indoor-outdoor connection for entertaining and everyday living.

To the first floor, there are two well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes, while the second bedroom offers flexibility as a guest room, home office, or nursery. A family bathroom completes the upstairs accommodation.

Externally, the property boasts a substantial L-shaped garden featuring a combination of patio, wooden decking, and lawned areas, providing multiple seating and relaxation zones. The garden also offers convenient access to the garage. To the side of the property, there is off-road parking for two vehicles. Situated in the popular Bignall End area, the property enjoys a balance of residential tranquillity with excellent access to nearby amenities, schools, and transport links.

A fantastic opportunity for first-time buyers, downsizers, or investors seeking a



well-located home with generous outdoor space.



Viewing

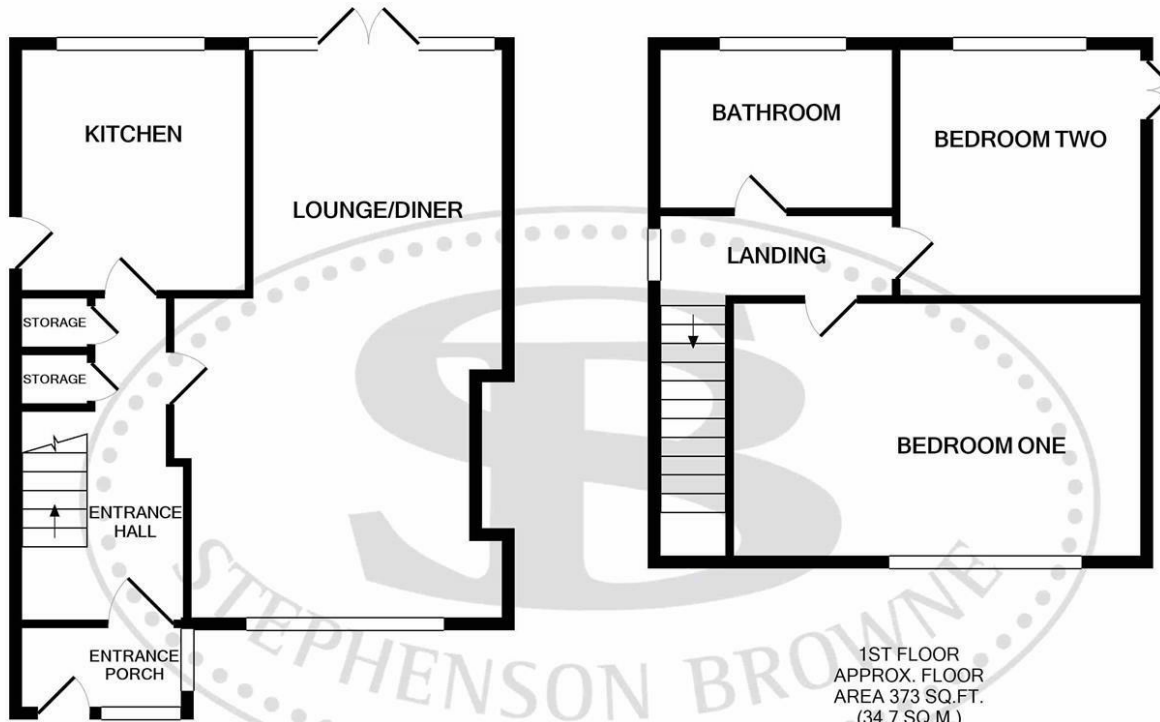
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



STEPHENSON BROWNE



Floorplans



GROUND FLOOR
APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.8 SQ.M.)

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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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			64
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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