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**Egg Lane | Stafford | ST18 0PR**

**Offers In The Region Of £435,000**

 **Webbs**  
estate agents

## Summary

\*\* DETACHED BUNGALOW \*\* SOUGHT AFTER VILLAGE LOCATION \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* TWO BATHROOMS \*\* OPEN PLAN KITCHEN LIVING AREA \*\* DETACHED DOUBLE GARAGE \*\* LARGE PLOT \*\* CLOSE TO AMENITIES \*\* VIEWING ADVISED \*\*

WEBBS ESTATE AGENTS are pleased to market this spacious 3 bedroom detached bungalow situated in the sought after village of Hixon, Ideal for families, downsizers and those seeking single story living. The bungalow is positioned at the end of a private road that presents a practical and peaceful location.

The property has off-road parking for numerous vehicles and a substantial detached double garage, it sits on a large plot, surrounded by mature gardens both front and rear.

The accommodation opens into a spacious bright hallway that connects all living spaces. The first door off the hallway leads into a large lounge with integral modern wood burner.

## Key Features

- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- DETACHED DOUBLE GARAGE
- CLOSE TO AMENITIES
- SOUGHT AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN LIVING AREA
- NO CHAIN
- VIEWING ADVISED

## Rooms and Dimensions

### Hallway

### Living Room

12'10 x 15'5 (3.91m x 4.70m)

### Kitchen Living Area

16'8 x 16'1 (5.08m x 4.90m)

### Bedroom 1

10'2 x 11'2 (3.10m x 3.40m)

### Bathroom

7'0 x 5'5 (2.13m x 1.65m)

### Bedroom 2

10'10 x 11'2 (3.30m x 3.40m)

### Bedroom 3

6'4 x 11'3 (1.93m x 3.43m)

### Bathroom

5'9 x 9'5 (1.75m x 2.87m)

### Garage

18'10 x 18'8 (5.74m x 5.69m)

### Indentification Checks (R)

### AGENTS NOTES

### Agents Note







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

