



20, Brandwood Drive, Weston, Stafford, ST18 0GH



Asking Price £395,000

An extended modern semi-detached bungalow located in a highly sought-after Staffordshire village within skipping distance of the canal and strolling distance of village amenities. Much larger than initial outer appearances might suggest, the property offers genuinely spacious accommodation with a superb garden room, living room, fitted kitchen, three bedrooms, ensuite shower room to the main bedroom, and a wet room. Well presented throughout and benefitting from off road parking before a single garage, lovely enclosed rear garden with a cabin/studio, gas combi central heating, uPvc double glazed windows and doors. A super bungalow in the best of locations and offered for sale with NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



#### Reception Hall

A composite part obscure double glazed front door opens to the hallway. With fitted door mat and carpet, two storage cupboards, radiator with ornate surround, alarm pad, loft access, doorways to the living room, kitchen, all three bedrooms and the wet room.

#### Living Room

Offering a marble fireplace with inset living flame gas fire, radiator, carpet and TV connection.

#### Garden Room

A superb spacious additional living space, open plan to the living room and boasting a vaulted ceiling with three Velux skylight windows, recessed ceiling lights, two radiators, carpet, uPVC double glazed windows, side door and French doors opening to the rear garden.

#### Kitchen

Fitted with a range of gloss white finish wall and floor units, contrasting work surfaces with brick tile splash-backs and inset composite 1½ bowl sink and drainer with brushed chrome mixer tap. Recessed ceiling lights, uPVC double glazed window to the front elevation, radiator and tiled floor. Wall cupboard housing a Worcester 533 compact gas combi central heating boiler.

Appliances including: stainless steel gas hob with stainless steel extractor hood and light above, integral electric double oven, integral dishwasher and fridge.

#### Bedroom One

With fitted mirror sliding door wardrobe, uPVC double glazed square bay window to the front aspect, radiator, carpet, TV connection and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, wall mounted wash hand basin with chrome mixer tap, 1200mm walk-in shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, Showerwall clad walls, tiled floor, chrome towel radiator and extractor fan.

#### Bedroom Two

With uPVC double glazed window to the garden room, fitted mirror sliding door wardrobes and storage to one wall, radiator and carpet.

#### Bedroom Three

Offering a uPVC double glazed window to the garden room, radiator and carpet.

#### Wet Room

Fitted with a white suite comprising: shower rail and curtain with twin head mains fed thermostatic shower system, low level push button WC and pedestal wash hand basin with chrome taps. Fully tiled walls and floor, uPVC obscure double glazed window

to the front of the property, extractor fan and chrome towel radiator.

#### Outside

The property is approached via a tarmac driveway providing off road parking and access to an EV charger before an attached garage. The garage has a electric roller shutter door, loft storage space, storage cupboards, rear access door, lighting and power.

#### Front

With gravelled frontage and paved pathway to an open porch before the front door.

#### Rear

The delightful enclosed rear garden offers paved pathways and patio areas, a sizeable cabin/ studio, stocked borders and timber sleeper flowerbeds, an artificial lawn, part walled and timber fence panel boundaries.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

No Upward Chain

#### Services

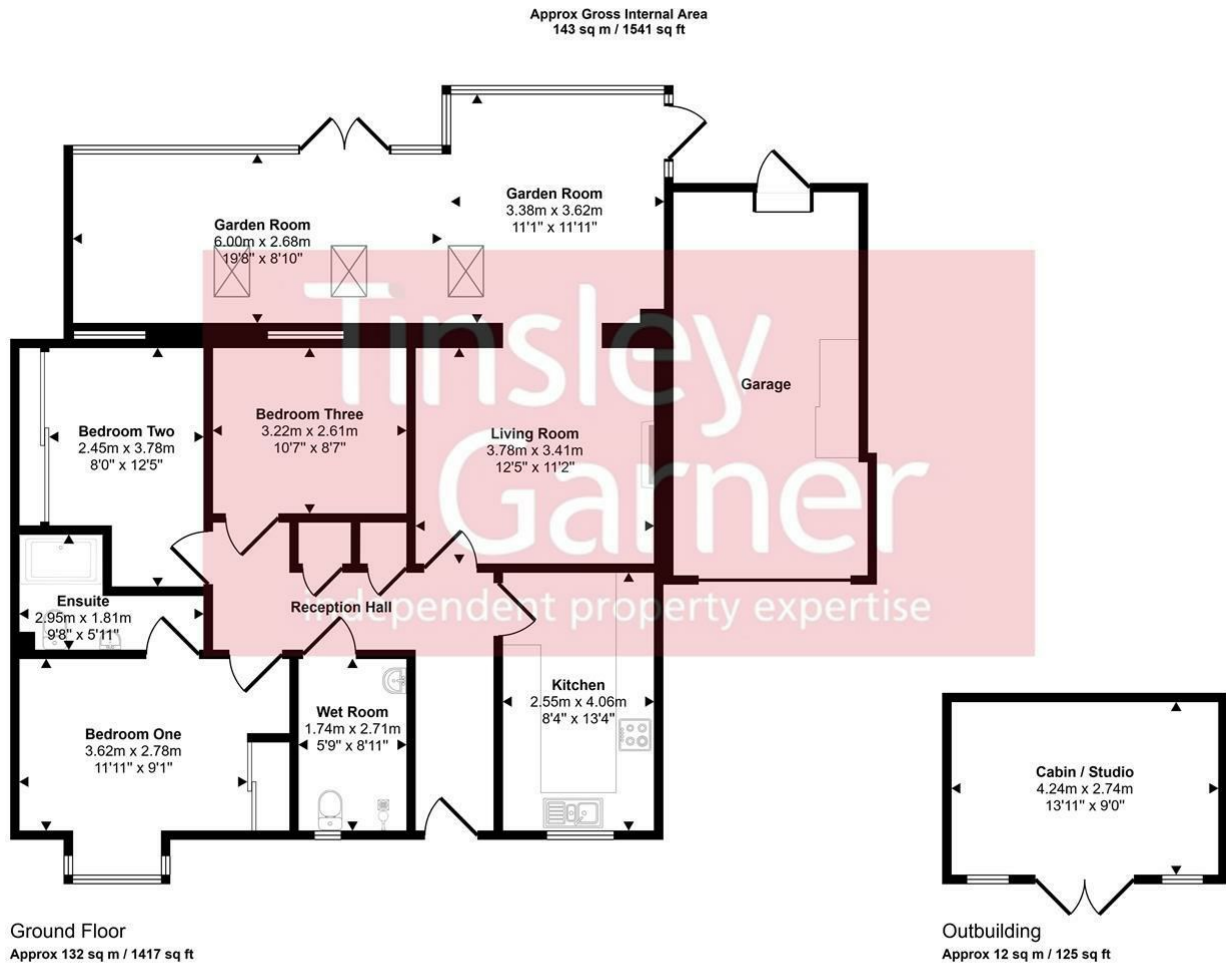
Mains gas, water, electricity and drainage.

Gas central heating.

#### Viewings

Strictly by appointment via the agent.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	84
England & Wales		EU Directive 2002/91/EC	

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