



9, Highfield Close, Swynnerton, Stone, ST15 0QR



Asking Price £290,000

Quite possibly one of the most surprising properties you will currently find for sale in the area, and if you are seeking a spacious bungalow offering flexible, well appointed accommodation then this could well be 'the one'. Much larger than outer appearances might suggest, the accommodation features: welcoming entrance hall, sitting room with French door opening through to a large conservatory, stylish kitchen, two ground floor bedrooms and shower room, complemented by a huge first floor main bedroom with full en-suite bathroom. Step outside and you will find the most delightful gardens which are very private and offer plenty of space for outdoor living. Great location tucked away in a small cul-de-sac on the edge of Swynnerton village, set in private gardens backing onto woodland and enjoying open views to the side. Ideally located within strolling distance of the local cricket club, and five minutes walk from the well attended church and the fabulous village pub.





Entrance Hall

Spacious reception area with part glazed composite front door and oak floor, airing cupboard and staircase to the first floor landing.

Lounge

A comfortable sitting room which has a window to the side and French windows to the rear linking through to the conservatory. Oak floor throughout. Two radiators & TV aerial connection. Under stairs store cupboard.

Conservatory

A lovely garden room extension in a contemporary grey upvc frame with full height windows, clear glass roof lights and French doors opening to the garden. Oak floor with electric under floor heating.

Kitchen

The kitchen features an extensive range of wall & base cupboards with coloured high gloss cabinet doors and coordinating oak block wooden work surfaces with ceramic inset 1½ bowl sink unit with chrome mixer tap. Space for a range cooker with fitted extractor over, plumbing for washing machine. Part ceramic tiled walls and patterned ceramic tiled floor. Window to the front of the property.

Bedroom 2

A good size ground floor double bedroom with window to the rear of the property. Oak floor. Radiator.

Bedroom 3

Single bedroom with oak floor and window to the front of the property. Currently used as a kid's den, but ideal as an occasional bedroom or home office. Radiator.

Shower Room

Fitted with white suite featuring: walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and patterned ceramic tiled floor. Chrome heated towel radiator.

First Floor Landing

Bedroom 1

A spacious main bedroom with vaulted ceiling, dormer window to the rear and skylights at the front. Oak floor throughout & large walk-in closet. Two radiators.

En-Suite Bathroom

Fitted with a white suite comprising: bath with glass screen and shower over, pedestal basin & WC. Part ceramic tiled walls and patterned ceramic tiled floor. Chrome heated towel radiator. Dormer window to the rear of the property.

Outside

The property is in a lovely position at the end of Highfield Close

with a woodland backdrop and views over farmland to the side. Gardens to three sides which are mainly lawn with planted borders and paved patio area to the rear providing plenty of room for outdoor living. Gate from the rear garden opening directly into the woodland. Located on the edge of the village but only a few minutes walk to the cricket club and local church and about 5 minutes walk from the fabulous village pub, Swynnerton is ideally located for commuting to The Potteries, Stone, Stafford and Eccleshall, all of which are within 20 minutes drive.

General Information

Services: Mains water, electricity & drainage. Air source central heating. There is no mains gas available in Swynnerton

Council Tax Band C

Tenure: Freehold

Viewing by Appointment

For sale by private treaty, subject to contract.
Vacant possession on completion

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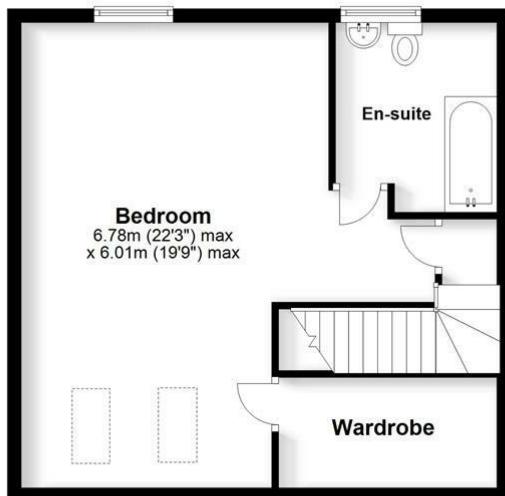
Ground Floor

Approx. 82.4 sq. metres (886.7 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B	80	
(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		92
(81-91)	B	81	
(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	