Old Acre Lane

Brocton, Stafford, ST17 0TW

John German




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£725,000

An exceptional detached bungalow which is tastefully presented and includes a simply stunning sitting room with large feature window and a vaulted ceiling. Great location within walking distance of Cannock Chase.



An enclosed porch opens into the superb dining kitchen, which is fitted with an excellent range of contemporary light grey units, complemented by contrasting work surfaces and a sink with drainer. A central island incorporates an AEG induction hob with extractor canopy above, while a range of integrated appliances includes a double oven, dishwasher and fridge/freezer. There is also a useful built-in storage cupboard, and the dining area enjoys direct access to the balcony through patio doors.

The delightful lounge features a charming log-burning stove and double doors opening into the outstanding sitting room. This impressive reception space boasts a striking feature picture window, a wonderful vaulted ceiling with roof lights, and French doors leading directly onto the balcony.

An inner hallway provides access to three bedrooms and the stylishly appointed family bathroom. The bathroom comprises a bath, a spacious separate shower, WC and an attractive wall-hung vanity unit with twin washbasins and drawers. The principal bedroom benefits from a dedicated dressing room with fitted wardrobes and access to a well-appointed en-suite shower room. This features a spacious shower, a contemporary fitted vanity unit with cupboards and twin washbasins, together with a WC.

The property occupies a generous plot, set well back from the road and offers huge potential, subject to any necessary planning permission and/or building control approval. To the front, there is a substantial block-paved driveway leading to the double garage which incorporates a useful workshop. There is also a separate underground storage area, accessed via a concealed door to right of the garages, providing further useful storage space. There is an attractive lawn with established borders, while a pathway flanked by mature planting leads up to the bungalow. The property further benefits from a delightful sun terrace and balcony, providing excellent spaces for outdoor relaxation and entertaining. The rear garden is arranged over a series of tiers, adding interest and character to the outdoor space.

Brocton is widely regarded as one of Staffordshire's most desirable villages, enjoying a picturesque setting on the edge of Cannock Chase, an area renowned for its outstanding natural beauty. The village is also home to a highly regarded golf club, making it particularly appealing to those who enjoy an active outdoor lifestyle. For commuters, Stafford offers excellent rail connections, with some services reaching London Euston in approximately 80 minutes.

Agents notes: The Land Registry refers to covenants, rights and easements. A copy is available upon request.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Stafford Borough Council / Tax Band E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10112026

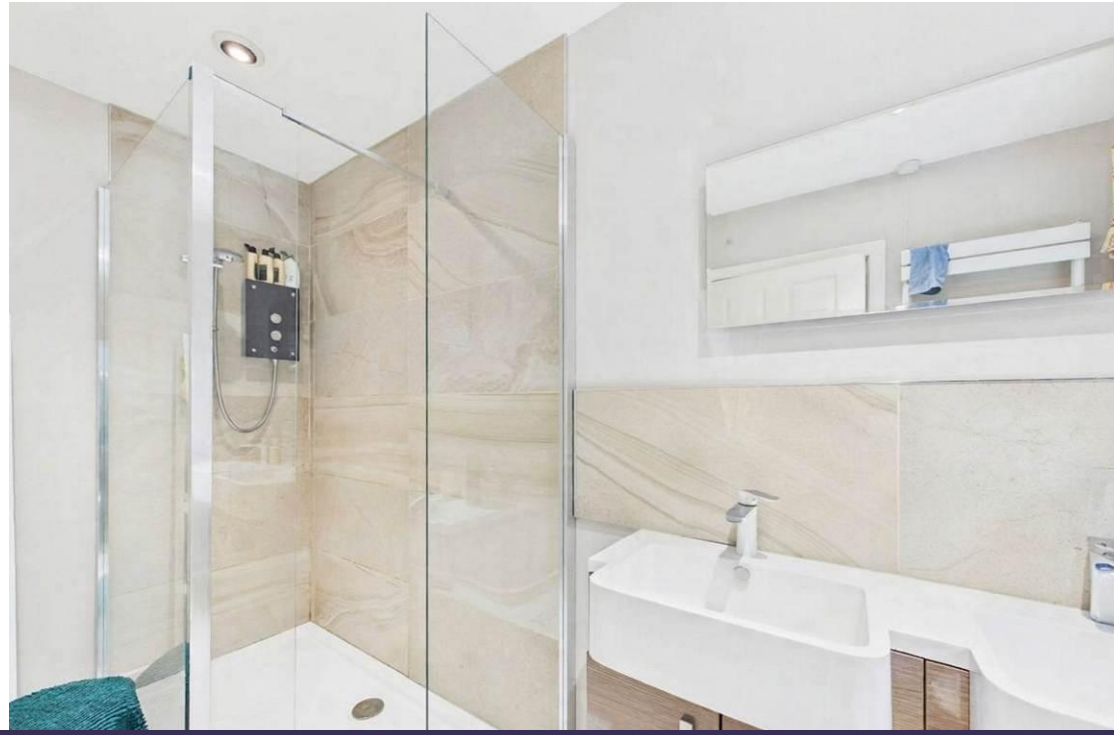


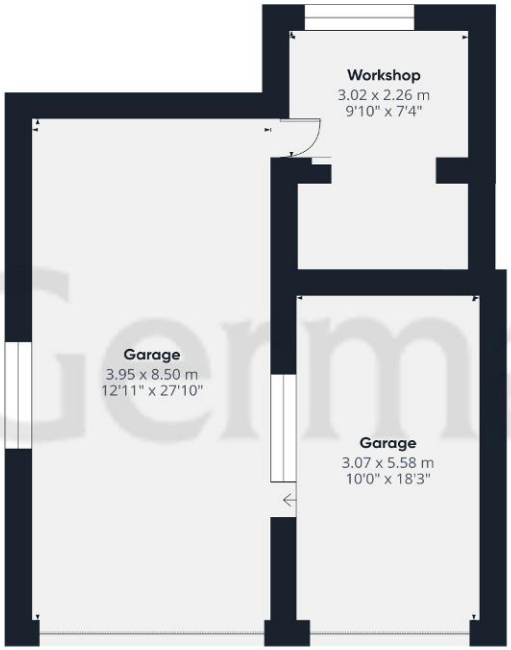




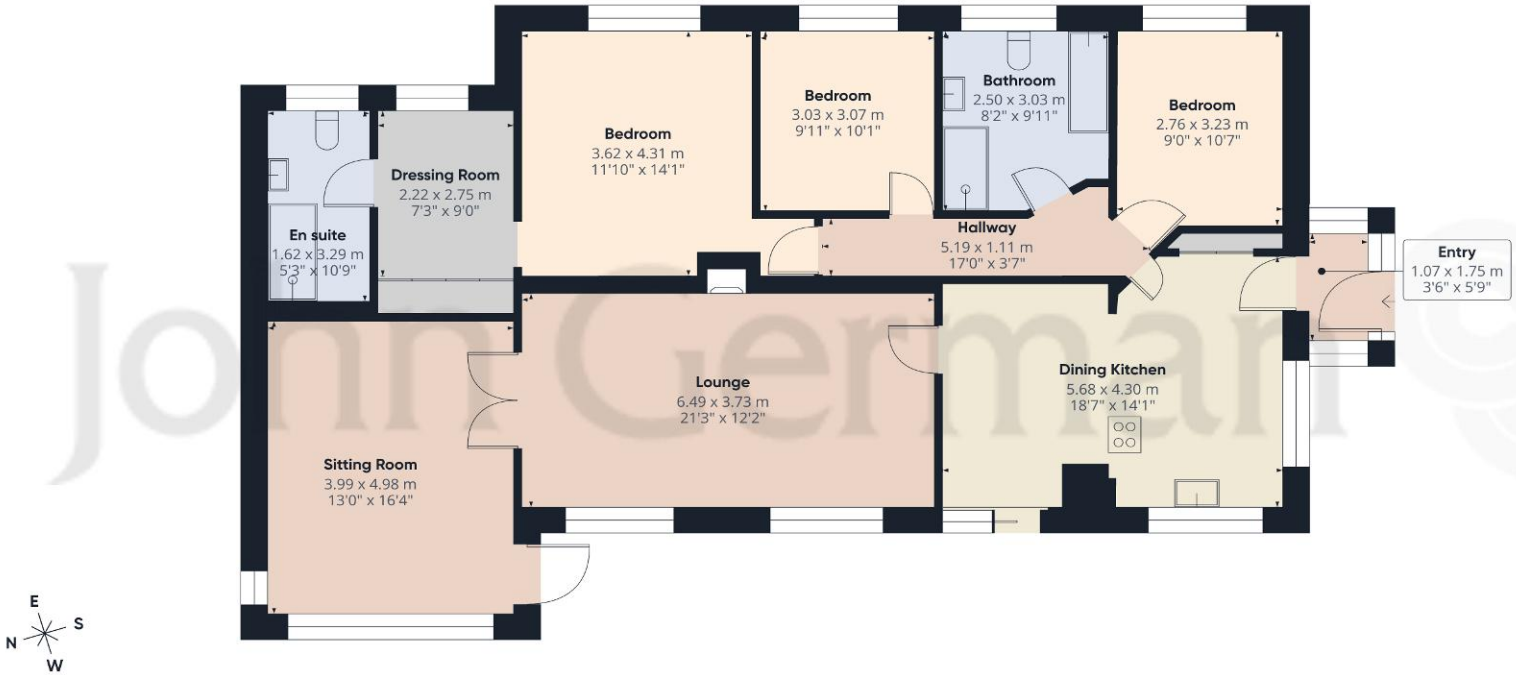

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Ground Floor



Floor 1

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Approximate total area(1)

189 m²

2036 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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