

47 Lodgefield Park



£145,000

47 Lodgefield Park

Location, Location, Location! Well that's what they say is important when looking for a property and with this Lodge Home, it truly is a gem. A very well presented and spacious two bedroom park home situated on a wonderful plot with no passing traffic and surely some of the best views in Stafford. Overlooking the canal and out over the fields beyond, this is undoubtedly one of the best plots on Lodgefield Park. A wonderful fully wrap around garden with a terrace. To the rear there is ample space for a lovely relaxing garden and the opportunity to create a lovely vegetable patch if you so wished. Whatever you chose you will never lose those amazing views.

GROUND FLOOR

Steps up to porch.

Porch

Open porch, tiled floor, uPVC double glazed door leading into entrance hall

Entrance Hall

L shaped with ceiling light point, multiple power points, wall mounted electric storage heater, sliding doors to double sized storage cupboard ideal for coats and shoes. Doors to lounge, bathroom and two bedrooms, opaque window into lounge.



Lounge / Dining Room 6.32m (20' 9") max x 5.97m (19' 7") max

Lounge Area:- uPVC double glazed bay window to the front side, uPVC double glazed sliding patio doors leading out onto the terrace and allowing great views of the canal and open countryside. Wall mounted electric storage heater, ceiling light point, multiple power points, TV point. Feature fireplace with wood surround, door leading into kitchen, opening into dining area:-

Dining Area:- Ceiling light point, wall mounted electric storage heater, uPVC double glazed bay window with magnificent views, ample space for good sized dining table and chairs.



Kitchen 3.51m (11' 6") x 2.96m (9' 9")

Spacious fitted kitchen with matching wall and base units in a wood effect shaker style finish and including a range of cupboards and drawers. Integrated appliances include a Bosch dishwasher, Bosch fridge / freezer, stand alone electric cooker, stainless steel splash back, extractor hood over, space and plumbing for washing machine. Work surface over with tile splash back, inset one and half bowl composite sink and drainer with mixer tap, door leading into airing cupboard housing hot water cylinder, tile floor, work, glazed serving hatch to dining area, ceiling light point, pelmet down light and under cupboard lighting, brushed chrome sockets and switches, uPVC double glazed door leading out to rear side garden, uPVC double glazed window to rear side.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Bedroom 1 2.98m (9' 9") x 2.94m (9' 8")

uPVC double glazed bay window to the front side, wall mounted electric storage heater, ample space for double bed and bedroom furniture, ceiling light point, multiple power points. Wall mounted TV (included in the sale).

Bedroom 2 3.31m (10' 10") x 2.67m (8' 9")

uPVC double glazed window to the rear elevation, electric wall mounted storage heater, built in double wardrobes, ceiling light point, wall mounted over head storage cupboard, TV point, multiple power points, two wall light points.

Bathroom 2.67m (8' 9") x 1.63m (5' 4")

uPVC double glazed opaque window to the rear side, white suite including close coupled WC, vanity unit with top mounted sink and mixer with cupboards under, large and fully tiled walk in shower cubicle with shower and drying areas, wall mounted shower system, block wood effect vinyl flooring, part tiled walls, ceiling light point, wall mounted light and shaver point.

OUTSIDE

To the front:- Driveway with room for two vehicles off road parking, fully wrap around garden with lawns, decorative borders and borders of plants and shrubs to the sides.

To the rear:- Two tier terraced garden with stunning views over the canal and open countryside. Mainly laid to paving with a lawned area, outdoor lighting, outside water tap. Brick built storage shed.

