



18 Chestnut Lane, Clifton Campville, B79 0BN

 Parker  
Hall

Offered with no upward chain is this deceptively spacious detached dormer bungalow set within the popular village of Clifton Campville, benefitting from generous and flexible interiors, three good sized bedrooms and a picturesque location enjoying both peace and quiet and beautiful countryside views. The interiors of this detached bungalow comprise briefly reception hall, two reception rooms, dining kitchen with pantry, laundry room and shower room, with three bedrooms set over the ground and first floors. The master bedroom is set to the first floor and benefits from an en suite, and a ground floor bathroom services the additional two bedrooms and study. From the master bedroom there are views over the church spire and the landing window enjoys a picturesque outlook over the village and to countryside beyond. Outside, a block paved driveway providing parking for a number of vehicles, there is a single garage and well tended gardens are laid to both the

front and rear. Countryside views can also be appreciated from the Chestnut Lane itself and the location provides a peaceful home for those looking for single storey living or a family home with plenty of potential.

Clifton Campville is a popular Staffordshire village set within the scenic surroundings of the Mease Valley. The village has a thriving community with an 'Outstanding' Ofsted rated primary school, a beautiful church, The Green Man public house, a village hall and an outdoor nature area known as the Millennium Green with children's play area, which lies just a few steps up the lane from the property. Clifton Campville is well placed for travel along the M42 and A38 allowing access to the cities of Birmingham, Coventry, Derby and Nottingham, regional and national rail travel can be found at stations in both Tamworth and Lichfield and the International airports of Birmingham and East Midlands are also within an easy driving distance.



- Spacious Detached Dormer Bungalow
- Superb Potential & No Upward Chain
- Idyllic Village Location
- Countryside & Church Spire Views
- Two Reception Rooms
- Spacious Dining Kitchen
- Laundry Room & Pantry
- Master Bedroom with En Suite
- Two Further Bedrooms & Study Area
- Ground Floor Bath & Shower Rooms
- Beautifully Tended Gardens
- Single Garage & Ample Parking
- Oil Central Heating & Double Glazed

**Reception Hall** 7.21 x 2.13m (approx 23'7 x 6'11) - max

A spacious welcome to this attractive detached home, having a window to the side and doors off into:

**Lounge** 4.57 x 3.66m (approx 14'11 x 12'0)

A generous and well presented reception room having window to the front aspect and an open fire set to bespoke brickwork surround. Double doors open into:

**Sitting Room** 3.05 x 3.05m (approx 10'0 x 10'0)

A useful second living room ideal as a playroom, snug or formal dining room. A window overlooks the rear gardens and a door opens into:

**Dining Kitchen** 5.48 x 4.14m (approx 17'11 x 13'6) - max

Another well proportioned room having ample space for a dining table and a range of fitted wall and base units. The **Kitchen** houses an inset double sink with side drainer, space for a fridge freezer and integral appliances including a double oven and electric hob with extractor above. There is a window to the rear, door leading to the garage and further doors into a useful **Pantry** and into:

**Laundry** 2.74 x 2.18m (approx 8'11 x 7'1) - max

Base units house spaces for a washing machine and fridge as well as an inst sink with side drainer. Having a window to the rear, door out to the gardens and a fitted soot rage cupboard

**Shower Room** 1.75 x 1.58m (approx 5'8 x 5'2)

Comprising fitted wash basin, low level WC and corner shower, with tiled splash backs and an obscured window to the rear





From the **Reception Hall** an opening leads to the **Inner Hall/Study Area** 2.9 x 2.74m (approx 9'6 x 8'11) where there is a door off to the **Bathroom** and stairs rise to the:

**First Floor Landing**

A window on the landing enjoys stunning village and countryside views and there are doors opening to eaves storage, an **Airing Cupboard** and into:

**Master Bedroom** 5.88, 4.09 x 3.48m (approx 193, 13'4 x 11'4)

A spacious principal bedroom having window to the side with rural views towards the village Church and private use of:

**En Suite** 1.51 x 1.33m (approx 4'11 x 4'4)

Comprising fitted wash basin, low level WC and shower, with tiled splash backs



Doors from the **Reception Hall** open into:

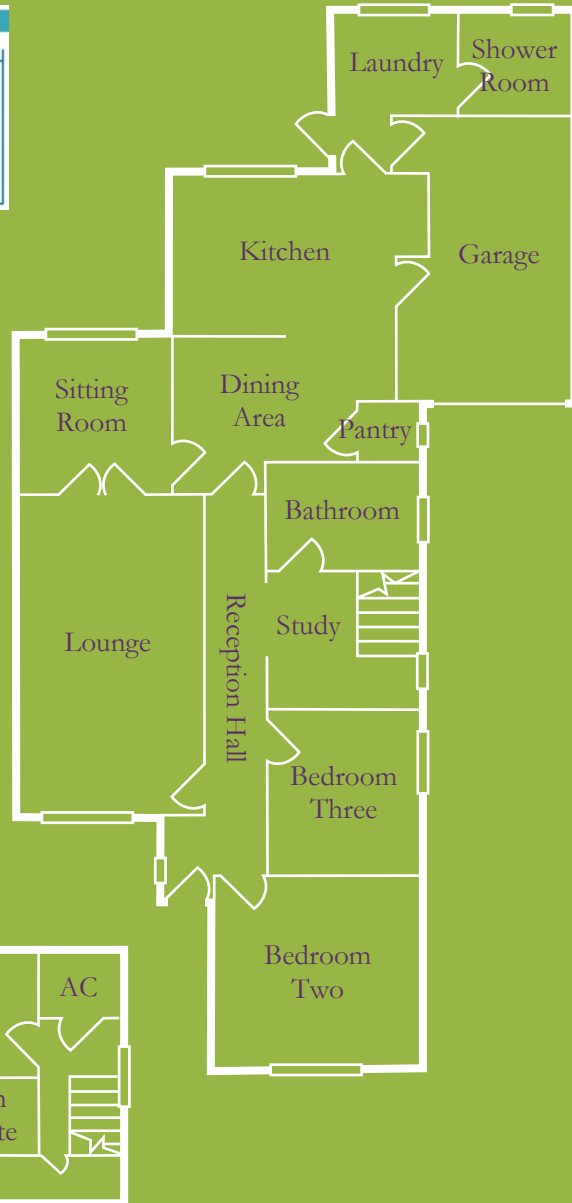
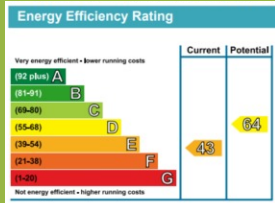
**Bedroom Two** 3.94 x 3.66m (approx 12'11 x 12'0)  
Another excellent double room having window to the front aspect

**Bedroom Three** 2.95 x 2.90m (approx 9'8 x 9'6)  
With a window to the side and a fitted storage cupboard

**Bathroom** 2.89 x 2.09m (approx 9'5 x 6'10)

Comprising wash basin set to vanity unit with storage below, low level WC and bathtub, having a window to the side and tiled splash backs





### Outside

The property sits back from the lane on a generous plot. A block paved driveway to the front offers parking for a number of vehicles as well as access into the **Garage** 5.54 x 2.49m (approx 18'2 x 8'2) via an up and over door. Well tended gardens also lie to the front and mature trees and foliage provide screening and privacy to the property

### Gardens

The beautifully tended gardens are laid to a paved patio, shaped lawns, stocked flower beds and mature foliage. A timber garden shed is included in the sale and there are a range of apple, pear and plum trees within the garden as well as a feature brick paved terrace providing another attractive space for outdoor seating. The oil tank is housed to the rear of the property



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.