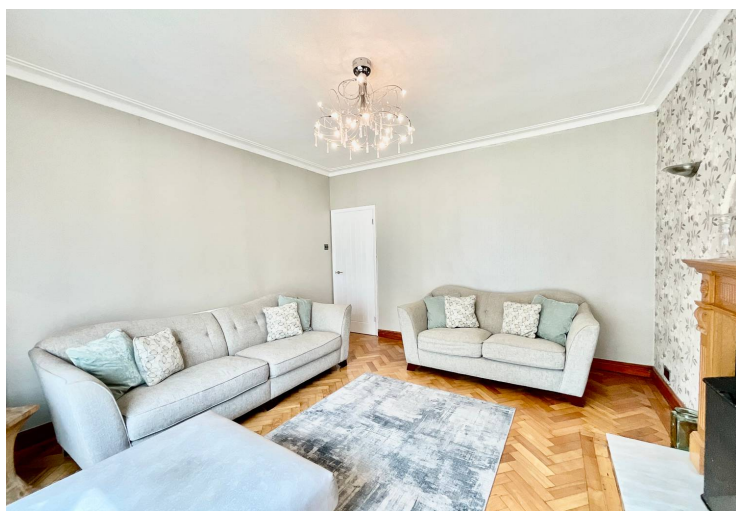




Evandale Bury Bank, Meaford

OIEO £450,000 Freehold



Spacious living room with feature fire surround flowing into the conservatory, plus a generous dining room with French doors creating superb entertaining and relaxing spaces. • Stylish contemporary kitchen with integrated appliances, alongside a luxurious bathroom with freestanding bath, walk-in shower, exposed brick and extra shower room. • Three well-proportioned bedrooms including a spacious principal bedroom with fitted wardrobes, offering flexible accommodation for family, guests or home working. • Stunning South-facing landscaped garden with patios, lawns and colourful flowerbeds, plus a large garage and generous driveway parking for several vehicles. • Situated on highly sought-after Bury Bank, Meaford, close to Stone, countryside walks, local pubs, computer links, shops, bars and restaurants.



"Here Comes The Sun"... and honestly, it never seems to leave this fabulous bungalow nestled within the ever sought after and wonderfully desirable Bury Bank, Meaford. With a glorious South-facing garden, beautifully styled interiors and space to truly spread out, Evandale will have you "Walking On Sunshine" from the very first glance.

Sitting proudly on a generous plot, this detached bungalow offers far more than initially meets the eye. To the front, a landscaped garden and substantial tarmac driveway provides parking for several vehicles and leads to the large garage, perfect for cars, hobbies, bikes or perhaps your own little workshop retreat. As you arrive home after a busy day, there's an unmistakable feeling of "Ain't No Sunshine" when you're away from this place for too long.

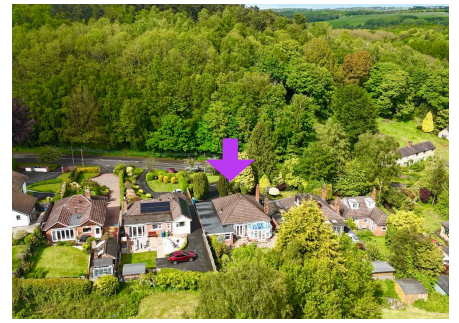
Step inside and the welcoming hallway immediately sets the tone with stylish herringbone parquet flooring and striking wall panelling that gives the home an effortlessly elegant feel. The bedrooms are thoughtfully positioned to the front and side of the property, creating peaceful sanctuaries away from the main entertaining spaces. The master bedroom benefits from fitted wardrobes, making busy mornings feel beautifully organised rather than chaotic, while the additional bedrooms offer flexibility for family, guests, home working or a cosy hobby room bathed in the morning "Sunshine".

The spacious living room is made for slowing down and switching off. With a continuation of the attractive herringbone flooring, its feature fire surround and garden outlook, it's easy to imagine winter evenings curled up with a film, while the adjoining conservatory becomes the ultimate year-round relaxation spot — whether enjoying a morning coffee as the garden wakes up or listening to the rain while still feeling wrapped in light and greenery. It's the kind of room where every day feels like "Pocketful Of Sunshine".

For those who love entertaining, the generous dining room is ready and waiting for lively dinner parties, long Sunday lunches and festive family gatherings, with French doors opening straight out to the garden for effortless indoor-outdoor living during warmer months. Flowing through to the contemporary kitchen, you'll find sleek cabinetry, contrasting worktops and a superb range of integrated appliances including a full-height fridge, freezer, dishwasher, oven and induction hob. Whether you're cooking for a crowd or simply dancing around with breakfast and coffee to "You Are The Sunshine Of My Life", this is a kitchen designed to be properly lived in. French doors opening onto the garden make summer dining and BBQ hosting wonderfully easy.

The family bathroom is an absolute showstopper — boutique hotel vibes with a dash of rustic charm thanks to exposed brick walls, a luxurious freestanding bathtub perfect for indulgent candlelit soaks, and a separate walk-in shower ideal for the weekday rush. A pedestal wash basin and W.C complete the space beautifully. Meanwhile, the additional shower room is perfectly placed for keen gardeners, dog walkers or anyone returning from countryside rambles nearby, allowing muddy boots and wet paws to be dealt with in an instant before stepping back into the calm of the house.

And then there's the garden... truly the star of the show. Wonderfully landscaped with several paved seating areas, well-stocked flowerbeds bursting with colour and texture, and a lush lawn basking in the open sunny aspect, this outdoor haven was made for following the sunshine throughout the day. From lazy brunches and afternoon



Detached 3 bed bungalow in sought-after Bury Bank, Meaford. Features South-facing garden, stylish interiors, spacious living, garage, parking, modern kitchen, luxury bathroom, and excellent transport links.

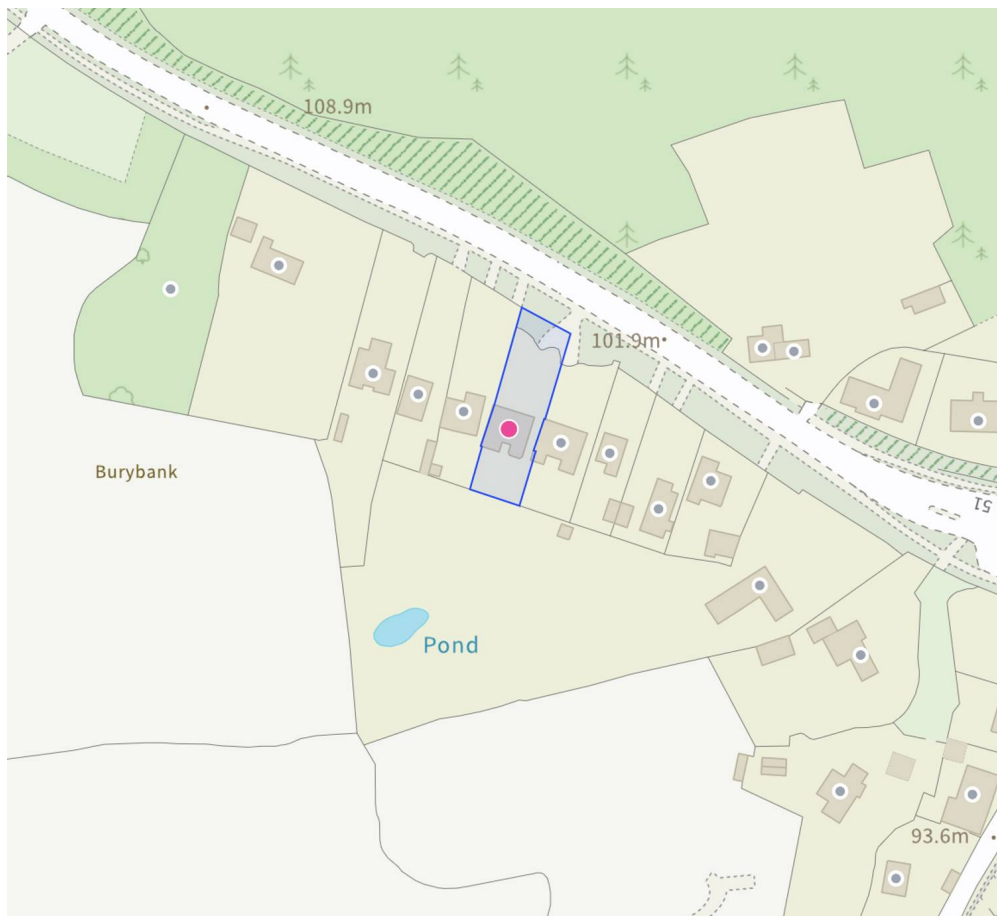
Council Tax band: E

Tenure: Freehold

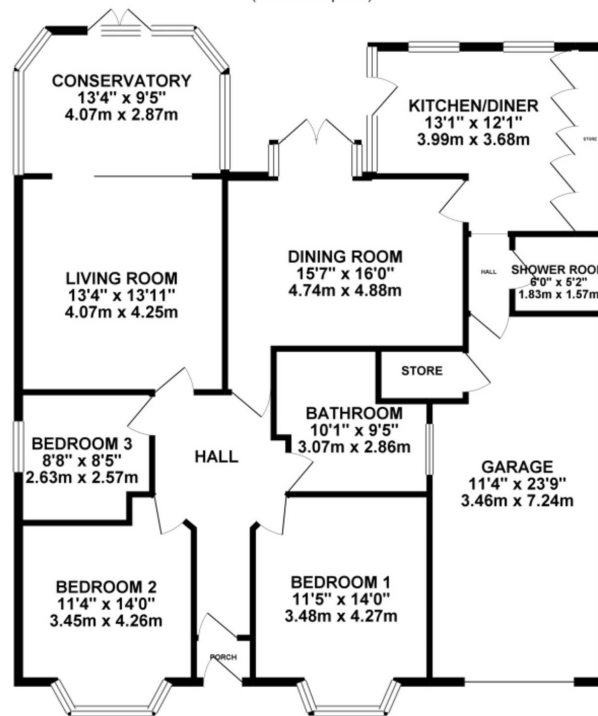
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR 1515.86 sq. ft.
(140.83 sq. m.)



TOTAL FLOOR AREA : 1515.86 sq. ft. (140.83 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given.
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