

## Hill Vale Salt Lane, Sandon Bank

£695,000 Freehold



A delightful chain-free detached three-bedroom bungalow on a generous plot with exciting scope to modernise and extend (STPP), enjoying scenic views. Perfect for downsizers seeking space, tranquillity • Spacious kitchen/diner with integrated appliances, lovely countryside views and adjoining utility. Generous sitting room plus large living room with sliding doors to the garden and conservatory. • Three double bedrooms, including a master bedroom with en suite. Family shower room, useful attic room ideal as a hobby space or home office, a wc, and excellent storage throughout. • Wraparound gardens with patio, front garden, generous block-paved driveway and garage with electric door. A peaceful plot surrounded by open countryside, perfect for relaxing or entertaining. • Nestled in the sought-after village of Salt, a short drive from Stafford, with easy access to the M6, mainline rail



Welcome to the top! No hiking boots, walking poles or packed lunches required, because the only climb you'll be making today is straight to the top of your property wishlist. Standing proudly on Salt Lane in the charming village of Salt, this chain free, detached three-bedroom bungalow, Hill Vale, has well and truly earned its place as King of the Hill. Perched in a prime position and surrounded by rolling fields as far as the eye can see, this is a home that proves you don't need stairs to rise above the rest. Tucked away in a wonderfully peaceful position, you'll feel as though you're ruling over your very own slice of countryside. Perfect for those looking to downsize without compromise. While a little modernisation will allow its next owners to breathe new life into this much-loved home, the generous plot also provides exciting potential to extend (subject to the necessary planning permissions), giving you the opportunity to expand your kingdom should you wish.

Your ascent begins in the spacious and welcoming entrance hall before the route branches off into the heart of the home. To your left lies the kitchen diner, a room fit for a feast, where warm wood-grain cabinetry provides plenty of storage alongside an integrated fridge and dishwasher, with space for additional appliances. A one-and-a-half-bowl sink sits perfectly beneath windows framing those glorious countryside views, making washing up feel far less of a chore when your backdrop is Mother Nature herself. The neighbouring utility room keeps the kingdom running smoothly, offering further appliance space together with an additional stainless steel one-and-a-half-bowl sink.

Continuing your royal tour, you'll discover the sitting room, the perfect place to settle disputes over who's making the next cup of tea, curl up with a good book or simply enjoy a peaceful moment before moving into the magnificent living room. This generous space is undoubtedly worthy of the throne, with two sets of glazed sliding doors ensuring the outside is never far away. One opens directly onto the garden, while the other leads into the glazed conservatory, creating the perfect spot to sit back, watch the seasons change and admire the spectacular surrounding countryside from the comfort of your own castle.

When it's time to retire from royal duties, three generous double bedrooms await. The master bedroom enjoys the luxury of its own en suite, complete with a panel bath, bidet, vanity washhand basin and WC. The remaining bedrooms are served by a well-appointed shower room with a walk-in shower, vanity washhand basin and WC, while a separate cloakroom adds further convenience. Now for a hidden treasure worthy of any kingdom! One of the bedrooms provides access via a hatch to a useful attic room, offering a fantastic bonus space. Whether you're dreaming of a hobby room, craft studio, reading retreat, home office or simply somewhere to tuck away the Christmas decorations, this versatile area is ready to reign over whatever your lifestyle requires.

Outside is where Hill Vale truly wears its crown. Wraparound gardens embrace the property, with a delightful patio providing the perfect setting for summer afternoons spent soaking up the peaceful surroundings. Mature gardens continue around the home, while the generous block-paved driveway provides ample parking and leads to the garage with an electric door.

## Location

The picturesque village of Salt is one of Staffordshire's hidden gems, offering an idyllic countryside setting with a



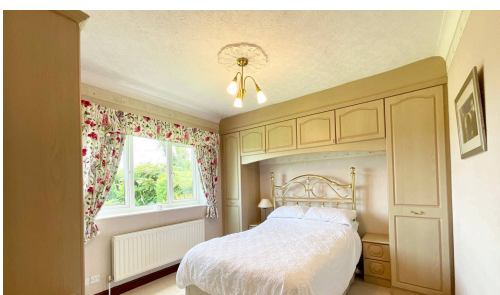
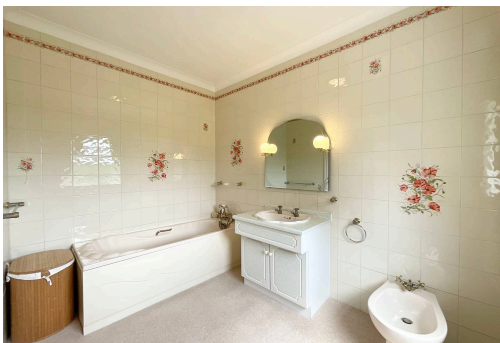
Rule the roost at Hill Vale! A detached three-bedroom bungalow in peaceful Salt, offered with no chain, wraparound gardens, countryside views, garage, conservatory, attic room, scope to modernise & extend (STPP). Perfect for downsizers seeking space, tranquillity and village life.

Council Tax band: F

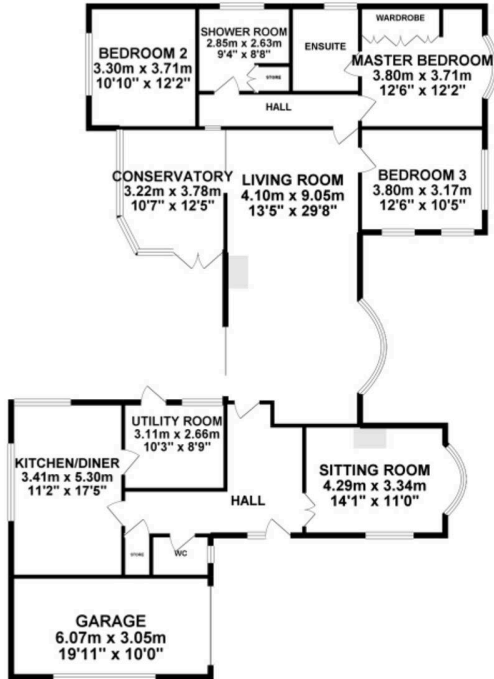
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



GROUND FLOOR 183.23 sq. m.  
( 1972.28 sq. ft. )

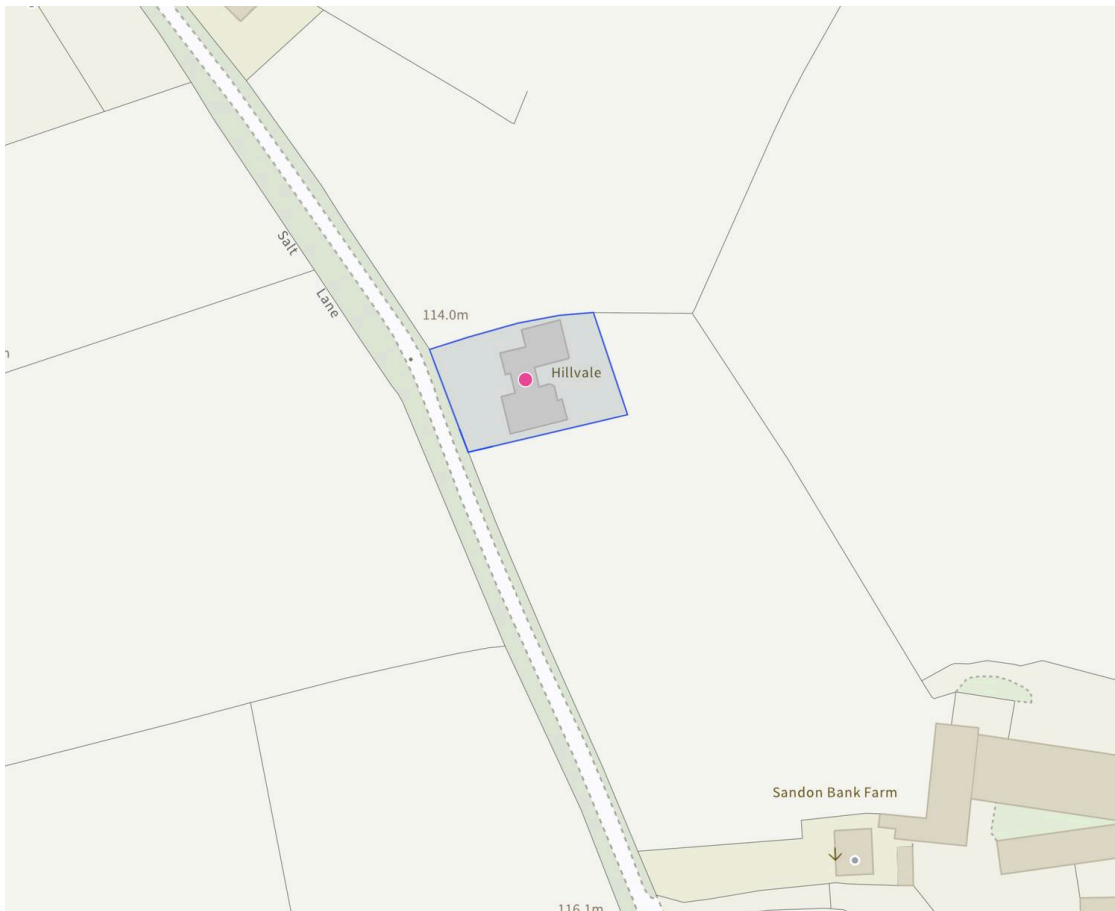


1ST FLOOR 14.37 sq. m.  
( 154.66 sq. ft. )



TOTAL FLOOR AREA : 197.60 sq. m. ( 2126.94 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The floor plan for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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