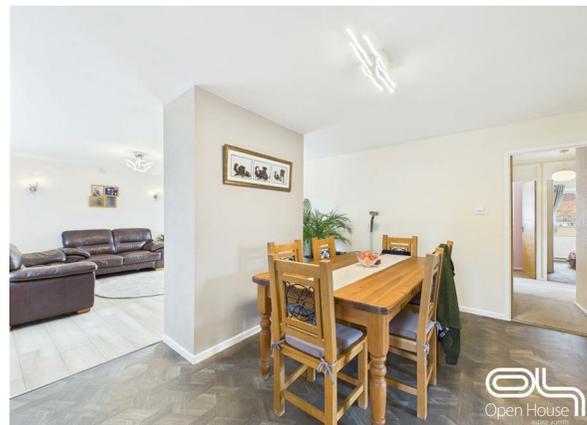


Creswell Farm Drive, Stafford, ST16 1PG

Offers Over £395,000



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Offers Over £395,000
Council Tax Band: E

Spacious Detached Bungalow on a Generous Corner Plot

Tucked away in the sought-after area of Creswell Farm Drive, this impressive three-bedroom detached bungalow offers over 1,280 sq ft of flexible living space, set on a wide plot with ample parking and a double garage.

The standout feature is the large open-plan living room, filled with natural light and perfect for both quiet evenings and entertaining guests. It connects beautifully with the rest of the home, including a sleek modern kitchen, separate utility room, and a practical WC off the entrance hall.

All three bedrooms are well-proportioned, with space for wardrobes and more. The bathroom is modern and neatly fitted, and there's still plenty of scope to add your own touches if you want to.

Outside, the property boasts a deep front garden, extensive driveway, and a private, well-kept rear garden that's ideal for relaxing or socialising. The attached garage provides secure parking or extra storage space.

Originally built in the 1970s, the home has been well cared for and updated where it counts. It sits in a peaceful residential setting, with local shops, schools, and excellent transport links all within easy reach.

If you're looking for a single-storey home with space, privacy, and kerb appeal, this one's well worth a look. Early viewing is strongly recommended.

Where You'll Be
Nestled just under a mile from Stafford town centre, Creswell is a quiet village of around 300 people on the northwestern edge of Stafford. It sits on elevated ground above the River Sow floodplain and sits conveniently just off Junction 14 of the M6, offering quick road access across the region.

Despite its small size, Creswell is part of a broader residential community where most homes are detached, with high levels of full ownership—suggesting stability and long-term residents.

Transport & Connectivity
The nearest railway station is Stafford, about 2–4 miles away depending on your exact postcode—providing direct links to Birmingham, Manchester, London and beyond.

Road access is a real strength—Junction 14 of the M6 is within a couple of minutes, making longer commutes straightforward.

Schools & Education
Primary schools are within a 1–2-mile radius, including Tillington Manor and Beaconfields. All have solid Ofsted ratings and serve a mixed catchment

Secondary education is accessible with Sir Graham Balfour High just over a mile away—regular school buses or a short drive handle the daily commute.

Day-to-Day Essentials
Healthcare: The closest GP surgery is around 1 mile away in Holmcroft, with Stafford's health centres and hospitals within a 2–3-mile radius.

Dentists & Opticians: Stafford town centre provides a range of clinics and major providers within about 3 miles.

Parks & green space: Stafford Borough operates multiple parks nearby (Stonefield, Victoria, Wildwood and Rowley Park), all offering play areas, walking trails and sports facilities.

Local Character & Points of Interest

Though small, Creswell has local charm: the Izaak Walton pub offers meals and drinks, tucked into a leafy part of the village tied to local history.

The ruins of Creswell Chapel and a milestone are designated heritage features in the parish—adding character to the rural streetscape.

Within easy driving distance is Creswell Craggs—a limestone gorge with cave art, an on-site museum, café and walking trails. It's a national treasure for archaeology, and a surprisingly peaceful day out.

Lifestyle & Suitability
Creswell suits families looking for space and schools on the doorstep, or downsizers seeking a quiet, single-storey home with character and easy access to Stafford town.

The lane is peaceful, the community small, and yet everything from shopping, schooling, to sports and cycling routes in Stafford is just minutes away.

In a Nutshell
That detached bungalow on Creswell Farm Drive sits in a well-connected semi-rural pocket—private, quiet, and affordable for the area. Local schools are very accessible, transport links are excellent, and Stafford's health, leisure and retail amenities are moments away. If you're after peaceful single-storey living within commuter-distance to bigger towns, Creswell ticks those boxes.

WE DO NOT CHARGE BUYERS FOR AML CHECKS

Front Exterior

This attractive detached bungalow is set back from the road behind a long, private driveway, bordered with mature hedging and lawn. The front garden is well-maintained, with a spacious lawn area and neat shrubbery, creating a welcoming approach. Integrated double garage to the side adds practical parking and storage options.

Living Room

14'1" x 27'1"

The living room is a generously sized, comfortable space filled with natural light from multiple windows and a set of French doors opening to the garden, creating a bright and airy atmosphere. It features a stylish gas fireplace set within a clean white surround, enhancing the cosy feel. The room flows seamlessly into the adjoining dining area, which provides ample space for a family dining table or entertaining guests.

Dining Area

The dining area is positioned conveniently between the living room and kitchen, offering a defined space for meals. It comfortably accommodates a wooden dining table and chairs, with neutral walls and flooring that provide a versatile backdrop for décor.

Kitchen

10'0" x 9'1"

The kitchen is modern and practical, fitted with sleek white cabinetry and a complementary light work surface. Integrated appliances include a double oven and a gas hob with an extractor hood above. A large window over the sink overlooks the garden, allowing plenty of daylight in. Adjacent to the kitchen is a utility room with ample space for laundry appliances and additional storage, featuring a door that leads externally.

Utility Room

5'4" x 9'1"

The utility room provides practical space for laundry and storage, fitted with wall and base units and plumbing for a washing machine. A door provides direct access to the side of the property, ideal for outdoor chores.





Bedroom 1

10'7" x 11'8"

The three bedrooms vary in size but all benefit from natural light and neutral decor, providing peaceful sleeping quarters. Bedroom one is the largest, comfortably fitting a double bed and additional furniture, with a front-facing window. Bedroom two is also a double, with a rear-facing window overlooking the garden, while bedroom three is a smaller single or study-sized room, ideal for a child's bedroom or home office.

Bedroom 2

10'7" x 10'7"

Bedroom two is a comfortable double room with a large window providing views of the rear garden, allowing ample daylight and a peaceful outlook.

Bedroom 3

8'11" x 7'8"

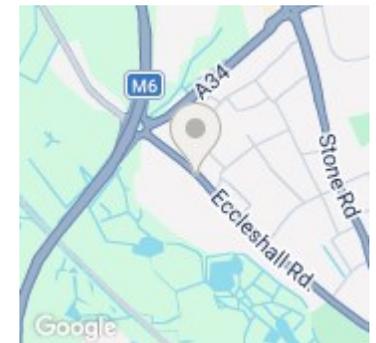
The third bedroom is a smaller, versatile room, currently styled as a single bedroom or ideal for use as a study or nursery. It benefits from a window looking out to the side of the property.

Bathroom

6'11" x 5'5"

The main bathroom is fitted with light neutral tiling and includes a walk-in shower with a glass screen, a vanity unit with sink, and a toilet. A frosted window provides natural light while maintaining privacy.





| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |