



£725,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **G**

## Dunston Stafford

Little Heath Dunston  
Stafford Staffordshire



*"On the ridge is where a great artist moves forward, every step is an adventure, In that. However, lays the freedom of art"! We are proud to present an opportunity to purchase this masterpiece of rural delight.*

Located in the rural countryside between Penkridge and Stafford, yet being a hop, skip and a jump from great amenities and transport links. This tranquil location is only a short distance from the M6 & M54 motorways, main line to London Euston train stations, shops, markets and sought after schooling. Enjoying an enviable plot with field views, large wrap around gardens, detached coach house style garage with huge potential for a possible annex, (subject to relevant planning permissions), ample parking, outdoor entertaining and dining patio all discreetly set. Internally there is an entrance porch, spacious and generous hallway, refitted guest W/c. Large L-shaped living room/reading room, generous dining room, refitted kitchen, utility/boiler room and a boot room to the ground floor. The first floor lays, host to the spacious gallery landing, three bedrooms with the master having a refitted en-suite and walk in wardrobe and a super refitted family bathroom. This is rare as hen's teeth so book your viewing now!

- Outstanding Rural Detached Residence
- Set In Beautiful Generous Gardens
- Spacious Internal Accommodation
- Three Bedrooms & An Ensuite
- Refitted Bathroom & Guest W/c
- Detached Coach House/Garage

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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### Agents Note

This property has private drainage. Oil fired central heating and bore hole filtered water supply.

### Entrance Porch

Having quarry tiled flooring, internal hardwood door to hallway, double glazed window & door to front elevation.

### Hall

An inviting & spacious hall, being of a good size, having door to understairs storage cupboard, ceiling spotlights, a radiator, ceiling coving, two double glazed windows to front elevation, oak stairs to first floor, and internal doors to;

### Guest WC

Fitted with a low-level WC with enclosed cistern & wash hand basin with cupboard beneath. There is granite fitted work surfaces, tiled flooring, ceiling coving & spotlights, double glazed window to rear elevation.

### Living Room 23' 2" x 18' 1" (7.05m x 5.51m) maximum length measurement

A stunning, spacious & cosy room, with wood burner with a tiled hearth, fireplace recessed storage & shelving units, ceiling coving & spotlights, dual-aspect room with double glazed window to side & front, and bow window to side elevation.

### Dining Room 15' 4" x 12' 8" (4.68m x 3.85m)

Dual aspect room with ceiling coving, radiator, double glazed window to side elevation & feature bow window to front elevation.



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## **Kitchen** 12' 6" x 11' 4" (3.81m x 3.45m)

A superb refitted kitchen with a range of base & eye-level units, fitted quartz work surfaces & upstands, inset sink with mixer tap, double oven, induction hob, integrated wine fridge, fridge/freezer, dishwasher. There is ceiling coving & spotlights column radiator, tiled flooring, timber stable door to side & double glazed window to side elevation.

## **Boot Room** 21' 4" x 7' 7" (6.49m x 2.31m) maximum measurements

L-shaped boot room with side entrance, having dado rail & wooden panelling to wall, loft access hatch, window bench seat with storage, radiator, double glazed door & window to front elevation, double glazed window to side elevation, additional feature arched window to front & open-plan arch to:

## **Utility**

With fitted work surfaces and space beneath for appliances, base fitted oil central heating boiler, and double glazed window to rear elevation.

## **First Floor Landing**

A spacious, bright dual aspect galleried landing accessed via an oak staircase, two loft access hatches, ceiling coving, double glazed windows to front & side elevation, a radiator, and internal doors off providing access to:

## **Bedroom One** 15' 4" x 13' 3" (4.67m x 4.03m)

With radiator, ceiling coving, double glazed window to side elevation with pleasant views, and internal doors off, providing access to:

## **En-suite** 9' 11" x 4' 8" (3.01m x 1.43m)

Having a walk-in tiled shower area & screen with chrome fittings, low-level WC, floating wall mounted sink unit, hand sensor wall mirror and lighting, chrome towel radiator, ceiling coving, ceiling spotlights, slate effect floor, and double glazed window to side.

## **Bedroom Two** 15' 5" x 12' 6" (4.71m x 3.82m)

With a double built-in wardrobe, ceiling coving, a dual aspect room with double glazed windows to front & side elevations.

## **Bedroom Three** 12' 1" x 11' 4" (3.68m x 3.45m)

With ceiling coving, radiator, double glazed window to side elevation.

## **Bathroom** 8' 2" x 8' 10" (2.49m x 2.70m)

Fitted with a modern contemporary styled white suite comprising low-level WC, panelled bath with shower over, screen & chrome fittings, and a pedestal wash hand basin with splashbacks and a chrome mixer tap, part-tiled walls, wood effect flooring, ceiling coving & spotlights, and a double glazed window to rear elevation.

## **Outside Front**

With wrought iron gated access leading to a asphalt driveway providing off-road parking, turning area, and access to the garage/coach house, wrap around side generous lawns with flower beds, plants & shrubs, hedging chicken coop & greenhouse. To the adjacent side is a water filtration store and an additional shaped paved patio. There is also an additional Indian stone paved dining patio/entertaining area.

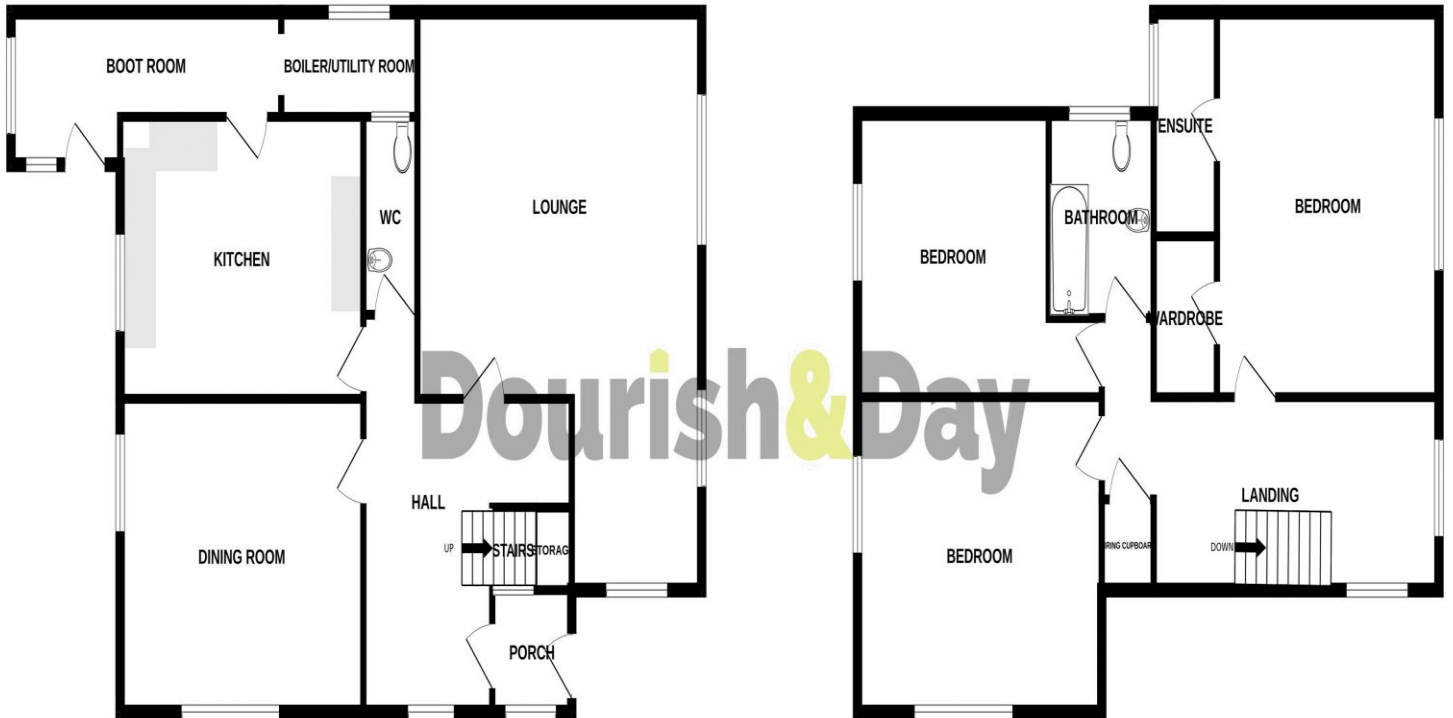
## **Garage/Coach House** 28' 5" x 18' 1" (8.66m x 5.51m)

With large electric roller door to front, overhead loft room & windows to side and rear elevation, and side service access door.



GROUND FLOOR

1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC

England, Scotland & Wales



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