



£389,995

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Wheaton Aston Stafford

White Gate Cottages Ivetsey Bank Wheaton Aston
Stafford Staffordshire



Located on the A5, the ancient Roman Road steep in history and having great commuting links yet set on an enviable plot and surrounding rural views at Ivetsey Bank in Wheaton Aston.

This outstanding opportunity sets its own precedence with an abundance of charm, individuality, and character. With spacious accommodation including a living room with a feature fireplace, generous kitchen diner, utility lobby, conservatory, and a study, three bedrooms and a shower room. Externally is the cherry on top with large gardens, ample parking area. Opportunities such as this are as rare as hen's teeth so book your viewing now.

- Set In Generous Gardens
- Living Room & Conservatory
- Generous Kitchen Diner & Utility
- Abundance Of Charm & Character
- Study & Guest W/c
- Superb Fields Views

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Lobby/Utility 13' 4" x 4' 9" (4.06m x 1.45m)

Having a double glazed entrance door to side elevation, space for appliances, ceiling spotlights, wall mounted central heating boiler, doors to;

Study 9' 5" x 8' 10" (2.86m x 2.68m)

Having laminate flooring, light, power and double glazed window to side.

Guest WC

Having WC & wall mounted wash hand basin, and laminate flooring.

Conservatory 15' 7" x 15' 3" (4.74m x 4.66m)

Enjoying excellent views over rural farmland, laminate flooring, double glazed windows & French doors to rear elevation.

Kitchen Diner 16' 4" x 9' 5" (4.98m x 2.88m)

Farmhouses style cottage kitchen with base & eye-level units, fitted work surfaces, Belfast sink unit, space for a Range cooker, feature quarry tiled flooring, space for a table and chairs, wooden panelling to dado rail, double glazed window to side elevation, and door to;

Living Room 16' 6" x 11' 9" (5.03m x 3.57m)

Cosy living room with a feature fireplace with an open fire, oak wood flooring, radiator, stairs to first floor, Double glazed window to side elevation, double glazed french doors to front elevation.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

First Floor Landing

With loft access hatch, laminate flooring, double glazed window to side.

Bedroom One 12' 2" x 9' 0" (3.72m x 2.74m)

Bright & spacious bedroom with laminate flooring, radiator, and double glazed window to front elevation.

Bedroom Two 10' 0" x 7' 10" (3.06m x 2.40m)

With laminate flooring, a radiator, and double glazed window to rear elevation enjoying field views.

Bedroom Three 9' 3" x 6' 11" (2.83m x 2.10m)

With laminate flooring, radiator, double glazed window to side elevation.

Shower Room 6' 5" x 5' 1" (1.96m x 1.54m)

Shower room comprising of a cubicle and screen, pedestal wash hand basin and WC, part-tiled walls and feature wooden panelling, contemporary column radiator, tiled flooring with underfloor heating, and double glazed window to rear elevation.

Outside Front

There is a front lawn area with flowerbeds, plants & shrubs to surrounds.

Outside Rear

Accessed via the main front driveway, being block paved and gravel parking area, timber decked area, flowerbeds, plants & shrubs, countryside field views.

Outside Side

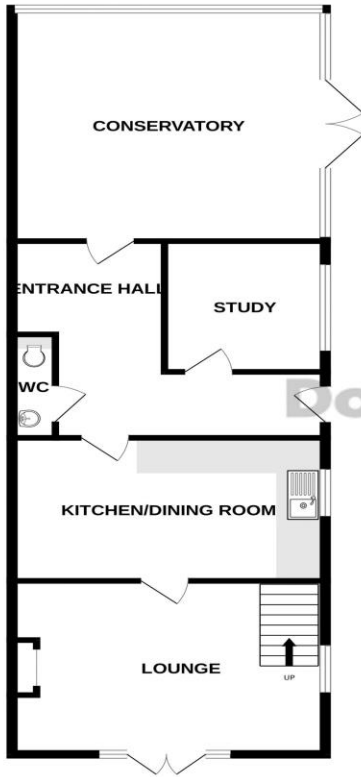
There is an extensive garden area, majority laid to lawn, with hedging & trees.

Agent Note(s):

Sceptic tank & oil-fired heating.



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



Dourish&Day

TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) 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 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	74

England, Scotland & Wales EU Directive 2002/91/EC



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk