



£325,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

🏠 COUNCIL TAX BAND: **C**

Church Eaton Stafford

Wood Eaton Road Church Eaton
Stafford Staffordshire



An beautiful characterful cottage, modernised throughout, situated on a generously end sized plot, located in the desirable semi-rural location of Church Eaton. This bright and spacious three bedroom cottage offers the perfect home.

Internally, the property has been finished to an exceptional standard and boasts a delightful living room with a superb feature wood burner, generous kitchen/dining room, utility and a guest WC. Upstairs a landing provides access to the three bedrooms and a contemporary refitted family bathroom. Externally the property sits on a good size end plot, beautifully maintained enjoying parking for numerous vehicles, while the rear garden host's an excellent paved seating area and a manicured garden, If you are on the market for a modern yet characteristic family home look no further as this will certainly be a favourite. This village cottage offers pure luxury throughout and will make any family feel at home.

- Stunning Cottage With High Specification
- Charming & An Abundance of Character
- Three Double Bedrooms & Contemporary Bathroom
- Ground Floor Guest WC
- Living Room With Open-Plan Kitchen & Dining Space
- Large Well Maintained Lawned Garden

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Open-Plan Kitchen & Dining Area

Accessed through a barn style entrance door, having stairs off, rising to the First Floor Landing & accommodation, and into an open-plan dining room featuring a large open brick fireplace with feature timber mantel over, wood laminate flooring, and a radiator. Within the kitchen area is a matching range of fitted wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with mixer tap, and includes a range of integrated/fitted appliances, consisting of a range style cooker with electric hob inset into a recess with decorative tiled splashback tiling and feature timber mantel above, and integrated fridge/freezer & dishwasher. There is inset ceiling downlighting, wood laminate flooring, double glazed windows to both the front & rear elevations.

Guest WC 5' 10" x 3' 10" (1.78m x 1.16m)

Fitted with a white suite comprising of a wash hand basin with chrome mixer tap above, and a low-level WC. There is ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.



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Living Room 13' 0" x 8' 6" (3.95m x 2.59m)

Featuring an open fireplace with cast-iron grate, quarry tiled hearth & timber mantel over. There is a double glazed window to the front elevation, and a radiator.

Rear Lobby

Having wood laminate flooring, and providing access to;

Utility Room 8' 2" x 7' 4" (2.50m x 2.23m)

Having space(s) for plumbed appliance(s), wood laminate flooring & radiator.

First Floor Landing

Having a built-in cupboard, an access point to the loft space, and internal doors off, providing access to;

Bedroom One 13' 0" x 10' 6" (3.96m x 3.21m)

A double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the front elevation.

Bedroom Two 12' 11" x 8' 6" (3.94m x 2.60m)

A second double bedroom, having wood flooring, radiator, and a double glazed window to the front elevation.

Bedroom Three 7' 8" x 8' 2" (2.34m x 2.48m)

Having wood flooring, a radiator, and a double glazed window to the side elevation.

Bathroom 10' 9" x 6' 0" (3.27m x 1.84m)

A spacious bathroom, fitted with a modern & contemporary style range of bathroom furniture which consists of a low-level W/C, a wash hand basin set within a top with chrome mixer tap over, and storage beneath, and a panelled bath with chrome mixer tap & mains-fed shower over with shower screen. There is feature partial wood panelling to the walls, ceramic tiling around the bath area, inset ceiling downlighting, a contemporary styled wall mounted radiator, wood flooring and a double glazed window to the rear elevation.

Outside Front

The cottage is approached over shared access driveway providing off-street parking for two vehicles, and access to the entrance door. There is wood fence panelling and gate providing access to the side & rear gardens.

Outside Rear

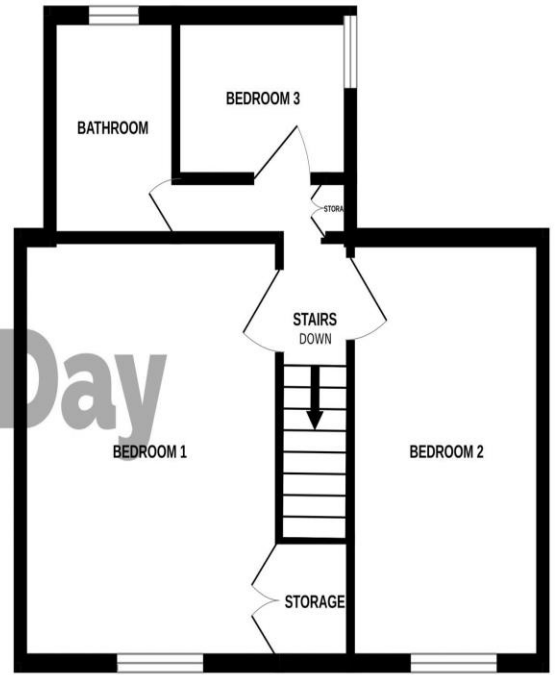
A good sized private & enclosed rear garden featuring a large cut stone paved patio seating/outdoor entertaining area, being laid mainly to lawn with a garden shed and enclosed by panelled fencing & hedging.



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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		82
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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