



£525,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: F

Bradley Stafford

Holly Lane Bradley
Stafford Staffordshire



Step into your forever home! Nestled in the sought-after village of Bradley, this enchanting four-bedroom detached cottage exudes character and charm.

The property welcomes you with an inviting entrance hall, a cosy living room featuring a multi-fuel stove, a stylish dining room, and a well-appointed kitchen with a utility. On the first floor, discover four generously sized bedrooms, a modern bathroom, a separate shower room, and an additional WC. Outside, enjoy the convenience of off-road parking, a detached garage, and a lawned garden that extends to the rear with extra parking space. If you're seeking a home with a warm and snug ambiance, providing a retreat from the outside world, then look no further—this cottage is the perfect match for you!

- Large Family Detached Cottage With A Garage
- Four Good Sized Bedrooms With A Family Shower Room
- Living Room With Multi Fuel Stove & A Dining Room
- A Good Size Kitchen With Utility & Guest WC
- Beautiful Views Of The Rural Country Side
- Located In A Sought After Village

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a glazed door, having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, and a radiator.

Living Room 16' 3" x 26' 0" (4.96m x 7.93m)

A very spacious, light & characterful reception room, featuring an exposed brick inglenook style fire surround housing an inset multi-fuel cast-iron stove with timber mantel over set on a tiled hearth. There are double glazed windows to three sides, including the front, side & rear elevations.

Dining Room 11' 2" x 17' 1" (3.40m x 5.20m)

A further spacious reception room having a double glazed window to the rear elevation, wood effect flooring, and a radiator.

Guest WC 5' 1" x 6' 9" (1.54m x 2.06m)

Comprising of a wash basin set into a vanity unit with chrome taps, and a low-level WC. There is ceramic tiled flooring, a radiator, and a double glazed window to the front elevation.

Kitchen 10' 11" x 13' 8" (3.32m x 4.16m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, extending to form a breakfast bar area and incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome taps, and an array of integrated/built-in appliances which include a double eye-level electric oven/grill, an electric induction hob with a double width extractor hood above, dishwasher & refrigerator. There is ceramic splashback tiling to the walls, ceramic tiled flooring, a radiator, a double glazed window to the front elevation, and double glazed barn style door to the side elevation.



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Utility Room 10' 5" x 10' 2" (3.17m x 3.11m)

Having a range of matching base & eye-level units with fitted work surfaces which incorporate an inset single bowl sink with chrome taps. There is under counter space for plumbed appliances, ceramic splashback tiling to the walls, ceramic tiled floor, a double glazed window to the rear elevation, and a double glazed door, also the rear elevation.

First Floor Landing

A spacious landing featuring a double glazed arched window to the front elevation, and having a radiator, access to the loft space, and internal doors off, providing access to;

Bedroom One 16' 4" x 16' 8" (4.97m x 5.08m)

A large & bright dual-aspect bedroom, featuring a large double glazed bay window to the side elevation, a further double glazed window to the front elevation, and having a radiator.

Bedroom Two 13' 1" x 10' 4" (3.98m x 3.15m)

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

Bedroom Three 9' 9" x 13' 1" (2.97m x 3.98m)

A third smaller double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Four 11' 1" x 11' 3" (3.38m x 3.43m)

Having a double glazed window to the rear elevation, and a radiator.

Bathroom 8' 11" x 10' 3" (2.72m x 3.12m)

Fitted with a white suite comprising of a panelled bath with centre fill chrome mixer tap, a pedestal wash hand basin with chrome mixer tap, a low-level WC, and a screened shower cubicle housing an electric shower. There is high quality vinyl flooring, a radiator, and a double glazed window the rear elevation.

Separate WC 5' 3" x 4' 0" (1.60m x 1.23m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer taps. There is ceramic tiling to the walls, a radiator, and a double glazed window to the side elevation.

Shower Room 6' 0" x 2' 2" (1.84m x 0.67m)

Having a screened shower area housing an electric shower, with ceramic tiling to the walls, ceramic tiled flooring, and a double glazed window to the rear elevation.

Outside Front

The property is accessed over a stone bricked driveway which provides off-road parking, and access to the garage, and main entrance door. There is also secondary parking to the rear of the property, and gated access to the side leading to the rear garden.

Garage 19' 11" x 11' 4" (6.06m x 3.46m)

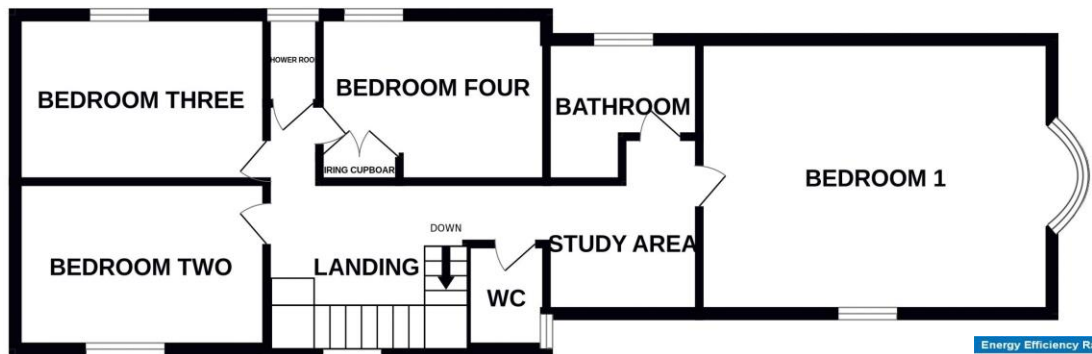
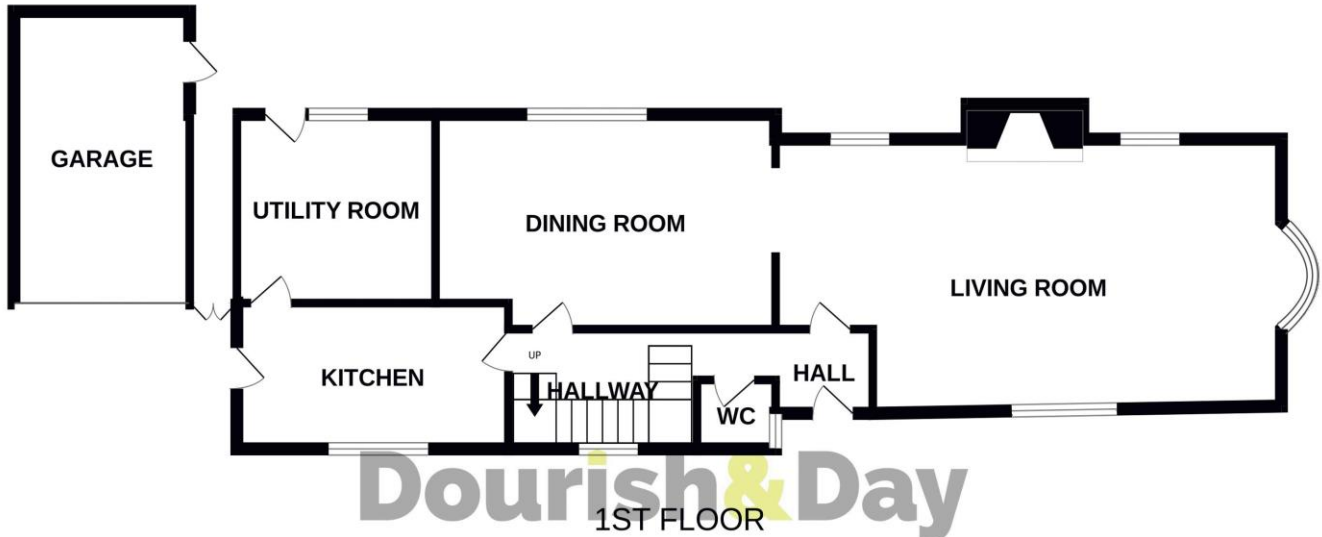
A spacious garage featuring an electrically operated garage door to the front elevation, a further pedestrian access door to the side elevation, and benefitting from having both power & additional loft storage & lighting installed.

Outside Rear

A large private & enclosed rear garden which features a large block stone patio seating area with a small brick wall & steps rising up to a large lawned garden area with a central paved pathway where there is an additional parking area for several vehicles to the far rear. There is a variety of established plants & shrubs, and is enclosed by hedging.

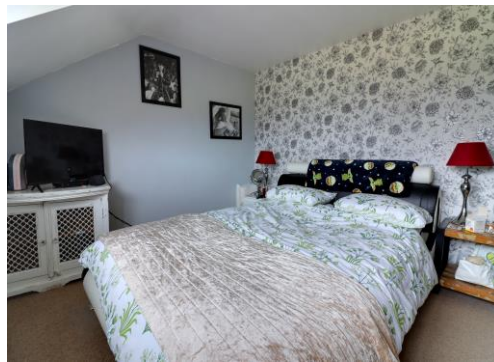
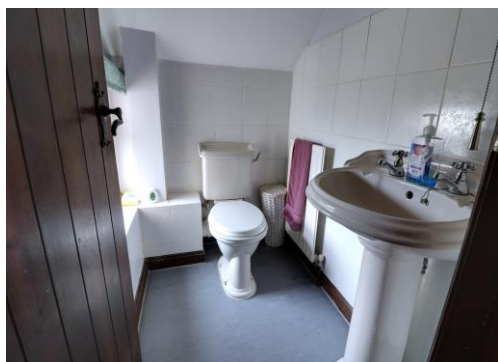


GROUND FLOOR



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
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		78
D	55-68		
E	39-54	53	
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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