



£325,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **A**

## Salt Stafford

The Row Salt  
Stafford Staffordshire



***Flowering to the market is this Beautiful Cottage that lives by its name! Thistle Cottage is not one to miss! Located in the beautiful rural village of Salt this Cosy cottage boasts character!***

Internally you will find a cosy living room what features exposed ceiling beams and a log burner. There is a contemporary kitchen and a sitting/dining room. Upstairs offers three spacious bedrooms and a family bathroom. Externally the property has a large private garden that comprises of mature shrubs, a lawn and three sheds. Three bedroom cottages like these really don't come to market often so you really don't want to miss your chance to own this beautiful cottage or you may be sat there feeling a bit prickly if you lose out on this!

- Beautiful & Well Presented Cottage
- Three Bedrooms With Family Bathroom
- Cosy Living Room With Log Burner
- Sitting/Dining Room & Contemporary Kitchen
- Large Rear Private Garden
- Located In A Well Regarded 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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## **Living Room** 16' 4" x 11' 6" (4.97m x 3.50m)

Accessed through a hardwood cottage-style door, and into an inviting & good sized reception room which features an open fireplace with timber mantel over, housing a cast-iron stove burner set on a hearth, exposed timber beams to the ceiling, stairs off, rising to the First Floor Landing & accommodation with two useful understairs cupboards, a double glazed window to the front elevation, and a radiator.

## **Kitchen** 15' 9" x 7' 9" (4.79m x 2.37m)

A stunning cottage styled kitchen featuring a modern range of matching wall, base & drawer units with work surfaces & matching splashback upstands over to three sides, and incorporating an inset porcelain sink & drainer with a brushed chrome mixer tap over, and incorporating a range of integrated/fitted appliances including; electric oven, electric hob with a built-in extractor hood above, an integrated dishwasher & fridge/freezer & washing machine. There is inset ceiling spotlighting throughout, ceramic splashback tiling to the walls, discreet under cupboard lighting, wood effect ceramic tiled flooring radiator, and a double glazed window to the front elevation.



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## **Sitting/Dining Room** 10' 7" x 18' 2" (3.22m x 5.54m)

A spacious dual-aspect room which features a cast-iron wood burning effect electric stove set within chimney recess with a timber mantel over, radiator, double glazed windows to both the side & rear elevations, and double glazed French doors providing views and access out to the rear garden.

## **First Floor Landing**

A spacious landing having an access hatch to the loft space, and internal doors off, providing access to;

## **Bedroom One** 8' 8" x 10' 1" (2.63m x 3.07m)

A double bedroom which features two built-in wardrobes, exposed timber beams to the ceiling, a double glazed window to the front, and a radiator.

## **Bedroom Two** 10' 2" x 7' 9" (3.11m x 2.35m)

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

## **Bedroom Three** 8' 8" x 7' 11" (2.65m x 2.41m)

Having a built-in wardrobe, a double glazed skylight window to the front elevation, and a radiator.

## **Bathroom** 10' 2" x 8' 9" (3.09m x 2.66m)

A good sized & beautifully presented bathroom which features a modern period style suite comprising of a claw footed roll-top bath, a pedestal wash hand basin with chrome taps, and a low-level WC. The room features a separate mains-fed screened shower cubicle, part panelled walls, exposed timber beams to the ceiling, inset ceiling downlighting, wood flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

## **Outside Front**

Having gated access to the side of the property, where there is a further entrance door into the Kitchen, and access to the rear garden.

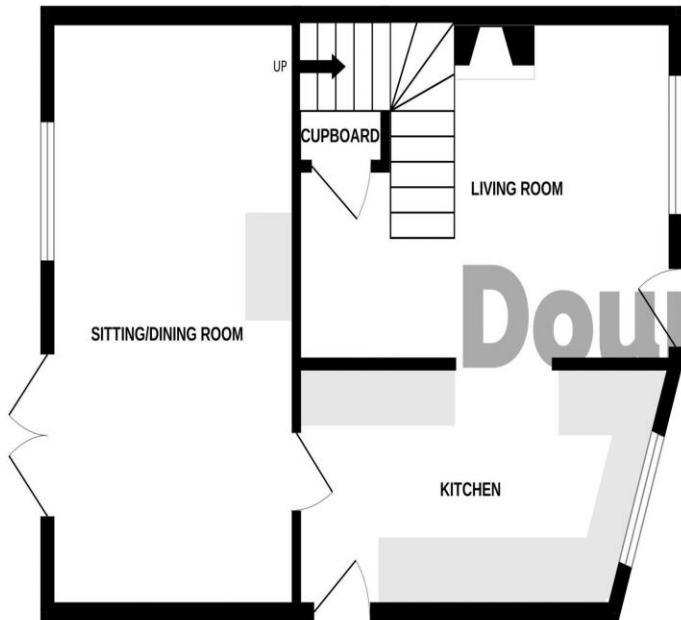
## **Outside Rear**

A large & private enclosed rear garden, being laid mainly to lawn with a variety of mature plants & shrubs. There are three garden sheds and a summer house and a paved pathway where there is shared access with neighbouring properties.

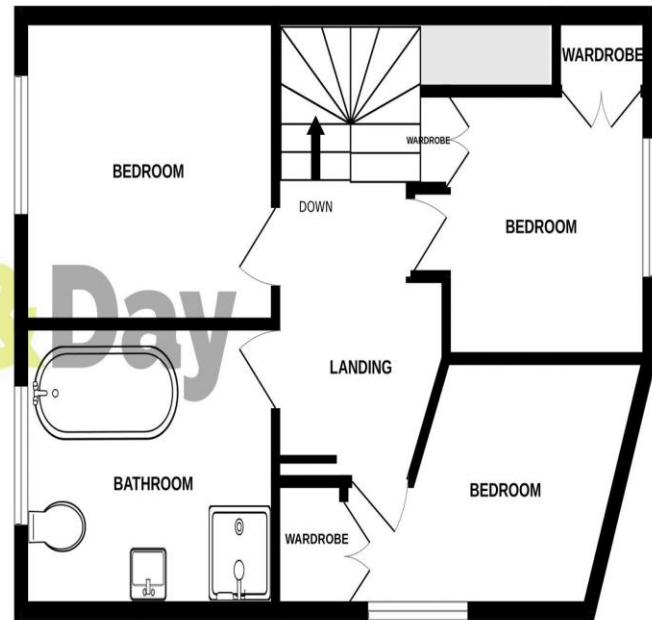




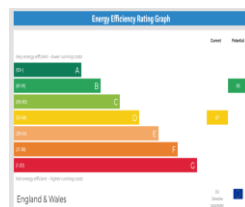
GROUND FLOOR



1ST FLOOR



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