



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: D

Lawnhead Stafford

Lawnhead
Stafford Staffordshire



ESCAPE TO THE COUNTRY! Just like the hit BBC television show we have an opportunity for one lucky buyer to make escaping to the country a reality with this charming detached cottage.

The cottage is set well back from the road with a long gated driveway on a plot of approximately 1.65 acres. The house has undergone internal refurbishment to provide a property that is in a ready to move in condition. The spacious internal layout consists of an entrance porch, living room, dining room, modern fitted kitchen, lobby, ground floor bathroom and utility. Heading upstairs you will find the three double bedrooms all with wonderful views over surrounding fields. This really is a rare opportunity so if you're interested call today to reserve a viewing appointment.

- Charming Detached Cottage In Rural Location
- Sweeping Driveway And Useful Outbuilding
- Living Room & Dining Room
- Modern Kitchen & Utility Room
- Three Bedrooms & Bathroom
- Plot Extending to Approx 1.65 Acres

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed through a glazed panel timber entrance door and having a tiled floor and a door leads to the utility room and kitchen.

Utility 4' 4" x 5' 9" (1.31m x 1.74m)

Having fitted work surface with spaces for appliances beneath, tiled floor and window to the side elevation.

Kitchen 9' 11" x 9' 5" (3.01m x 2.88m)

Having a range of matching units extending to base and eye level with fitted work surfaces and having stainless steel sink drainer with mixer tap. Space for cooker, tiled floor, radiator and double glazed window to the side elevation.

Inner Hall

With a tiled floor and storage cupboard.

Living Room 10' 11" x 11' 11" max (3.33m x 3.64m max)

Having a brick fireplace with open fire and tiled hearth, radiator and two double glazed windows.



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Dining Room 10' 11" x 7' 8" (3.34m x 2.34m)

Having a radiator, stairs leading to the first floor and double glazed window to the front elevation.

Lobby 4' 8" x 8' 0" (1.43m x 2.44m)

Having a tiled floor and double glazed window to the side elevation.

Bathroom 9' 11" x 7' 11" (3.02m x 2.41m)

Having a white suite which includes a 'P' shaped panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap and low level WC. Tiled floor, radiator and double glazed window to the side elevation.

First Floor Landing

With doors leading to all three bedrooms.

Bedroom One 11' 1" x 12' 0" (3.37m x 3.66m)

Having a radiator and two double glazed windows.

Bedroom Two 11' 0" x 7' 9" (3.36m x 2.35m)

Having an airing cupboard and double glazed window to the front elevation.

Bedroom Three 9' 11" x 9' 5" (3.02m x 2.88m)

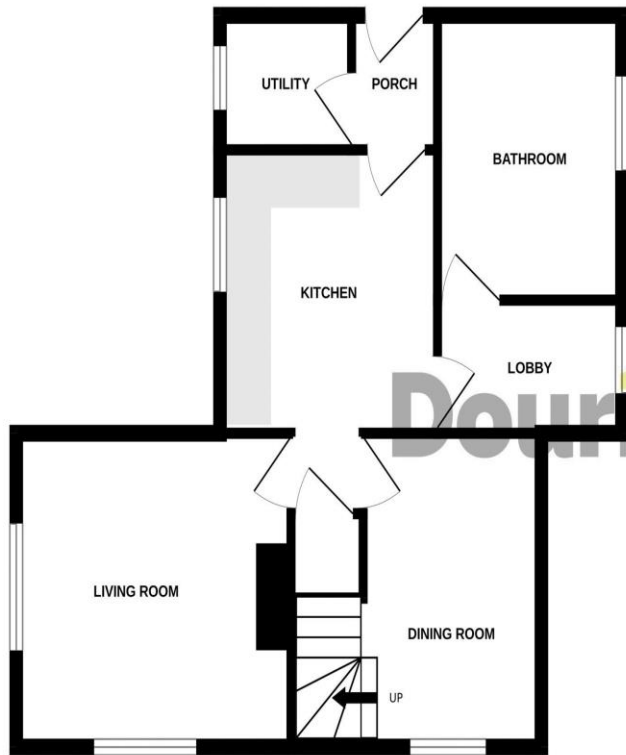
Having a radiator and double glazed window to the side elevation.

Outside

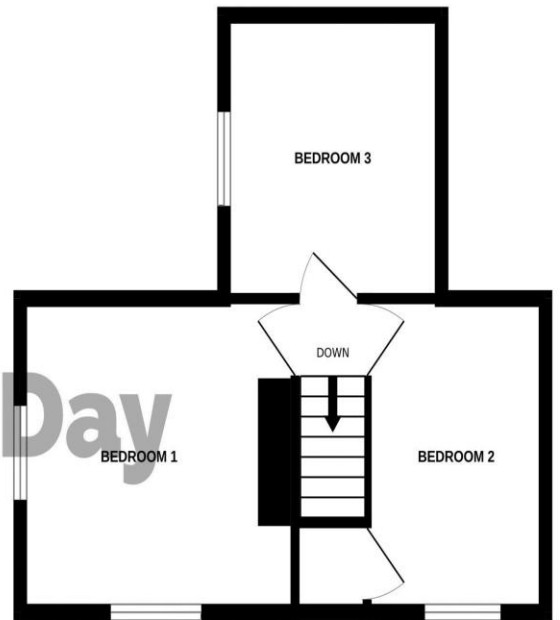
The property is situated on a superb plot which extends to approximately 1.65 acres and is accessed over a gated driveway which leads to the cottage and provides ample off road parking. The gardens are mainly laid to lawn with trees and hedges and there is also a useful outbuilding which is located behind the cottage.



GROUND FLOOR



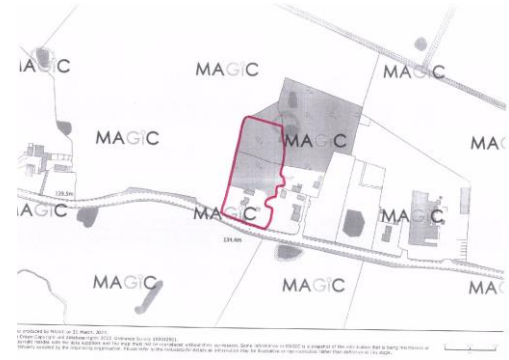
1ST FLOOR



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			100
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England, Scotland & Wales



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