



COLDHAM, BREWOOD

COLDHAM COTTAGE COLDHAM, BREWOOD, STAFFORDSHIRE, ST19 9BJ

FOR SALE **£795,000**







Ground Floor

Entrance Porch

Enter via a timber front door and having a uPVC/double glazed window to the side aspect, a ceiling light point, carpeted flooring and a door opening to the hallway.

Hallway

Enter the property via a timber/partly glazed front door and having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a carpeted stairway leading to the first floor, carpeted flooring and doors opening to the lounge, the dining room and the guest WC.

Lounge

16' 5'' x 11' 11" (5.00m x 3.63m)

Having three uPVC/double glazed windows one to the front aspect and two to the side aspect, wall lighting, a central heating radiator, an exposed brick chimney breast with a log burner installed, decorative ceiling beams, carpeted flooring, a television aerial point, a door opening to the snug/study and uPVC/double glazed French doors to the side aspect.

Snug/Study

8' 11'' x 11' 7'' (2.72m x 3.53m)

Having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a ceiling light point, a central heating radiator, decorative ceiling beams and carpeted flooring.

Dining Room

11' 10" x 12' 11" (3.60m x 3.93m)

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator and tiled flooring.

Reception Room/Bedroom Five

16' 4'' x 10' 11" (4.97m x 3.32m)

Having two uPVC/double glazed windows one to the front aspect and one to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to the downstairs shower room.

Downstairs Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash-hand basin with a mixer tap fitted, a ceiling light point, an extraction unit, tiled flooring and a shower cubicle with an electric shower installed.

Kitchen/Breakfast Room

10' 0'' x 12' 10" (3.05m x 3.91m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a one and a half bowl sink with a sprayarm mixer tap fitted and a drainer unit, a built-under, electric oven with an electric hob over, an integrated dishwasher, space for an upright fridge/freezer, tiled flooring, a door opening to the utility and a uPVC/double glazed door to the rear aspect opening to the garden.

Utility

Being fitted with wall and base units with laminate worksurface over and having a ceiling light point, plumbing for a washing machine, tiled flooring and doors opening to the reception room and the shower room.

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, decorative ceiling beams, an airing cupboard and doors opening to the four bedrooms and the family bathroom.

Bedroom One

14' 10" x 15' 6" (4.52m x 4.72m)

Having three uPVC/double glazed windows one to the front aspect and two to the side aspects, a ceiling light point, a central heating radiator, carpeted flooring, fitted wardrobes, access to the loft space and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating towel rail, a WC, tiled flooring, fully tiled walls, an extraction unit and a shower cubicle with a thermostatic shower installed.

Bedroom Two

16' 1" x 8' 11" (4.90m x 2.72m)

Having four uPVC/double glazed windows one to the front aspect and three to the side aspect, two ceiling light points, a central heating radiator, carpeted flooring and a door opening to an en-suite shower room.

En-suite Shower Room

Having a ceiling light point, a WC, a wash hand basin, tiled flooring, fully tiled walls and a shower cubicle with a thermostatic shower installed.

Bedroom Three

9' 0'' x 11' 7'' (2.74m x 3.53m)

Having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Four

12' 0'' x 6' 9'' (3.65m x 2.06m)

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured window to the rear aspect, a ceiling light point, a central heating towel rail, a WC, a wash hand basin, a bath, tiled flooring, fully tiled walls, an extraction unit and access to the loft space.

Outside

Gardens

Having extensive gardens surrounding the property with far-reaching countryside views and consisting of: a large gravel driveway suitable for parking multiple vehicles and giving access to the garage, lawns, a patio dining area, a privacy hedge, security lighting and various, mature trees, shrubs and bushes.

Garage

Being a detached garage, which has power, lighting and an up and over door.

































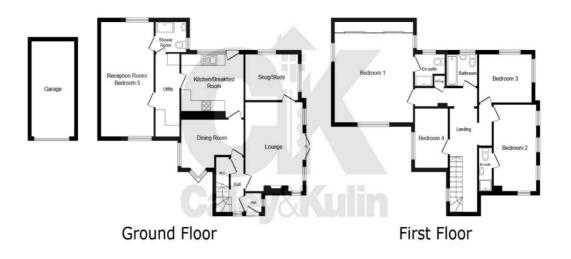








* An immaculately presented family home situated in a very desirable location and having farreaching countryside views *



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Council Tax Band: F EPC Rating: Awaiting EPC Tenure: Freehold Version: CK1775/001



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