



*Rosedale*

HARTWELL LANE





## *Welcome*

“A three-bedroom, detached family home wrapped inside a mature garden and the picturesque Staffordshire countryside.”

Enveloped by rolling, patchwork fields and a canopy of mature trees, Rose Dale sits in a quiet spot off Hartwell Lane, a desirable semi-rural location. While you can enjoy beautiful countryside scenery and walks from the doorstep, you’re also within easy reach of local towns and villages like Barlaston, Stone and Blythe Bridge. Within a 20-minute drive is the bustling city of Stoke-on-Trent, major transport links and vibrant country parks.







### *Electric gated entrance*

From Hartwell Lane, drive through the electric gated entrance onto the forecourt of Rose Dale, a detached, three-bedroom property with ample parking space for several vehicles and a south-facing lawned garden that backs onto open fields.







## *Let's begin...*

Enter this whitewashed, modern home and step into the entrance hall, where you'll discover a retractable ladder that takes you up to the spacious loft room.

Currently being used as an office, this space features two Velux roof lights, fitted units and storage in the eaves of the house.

Return to the ground floor to appreciate the extensive modernisation that the property has undergone, transforming it into a fabulous family home. Leading off to the right are two good-sized bedrooms overlooking the side elevation, and served by a shower room, which boasts a walk-in shower with rain-head shower, basin, vanity unit and toilet.







## *A real sense of space*

Continue into the study area, connecting the kitchen and family area. The high ceilings and open-plan layout give a real sense of space and provide plenty of versatility for alternative layouts.

Turn left into the family area, a snug lounge overlooking the front elevation, with a feature fireplace that makes winter evenings even more cosy. This is a great space for relaxing in front of the television with the family and catching up on your favourite shows.





## *State-of-the-art heating system*



Walk back through the study area and veer left to find a further bedroom. Dual-aspect windows and high ceilings give this a bright and airy feel, making it the perfect space for a master bedroom. Adjoining is a large family bathroom and opposite, a handy utility room with access to the rear garden.

The current owners have also installed a state-of-the-art heating system. Rooms are individually climate controlled, allowing remote control of heating schedules for each room and geofencing so the heating turns off when no one is home and on returning, the house is already heated to the correct temperature.







## *A welcoming hub*

Retrace your steps through the study area to enter the kitchen/diner. Dual-aspect French doors and a large window draw in plenty of natural light to create a bright and welcoming hub for evening family feasts and lazy mornings. Pale oak-style units, modern tiled flooring and comfortable dining space add a country kitchen feel, ideal for entertaining family and friends. In the summer months, open the doors to bring the outside in so you can unwind to nature's soundtrack.







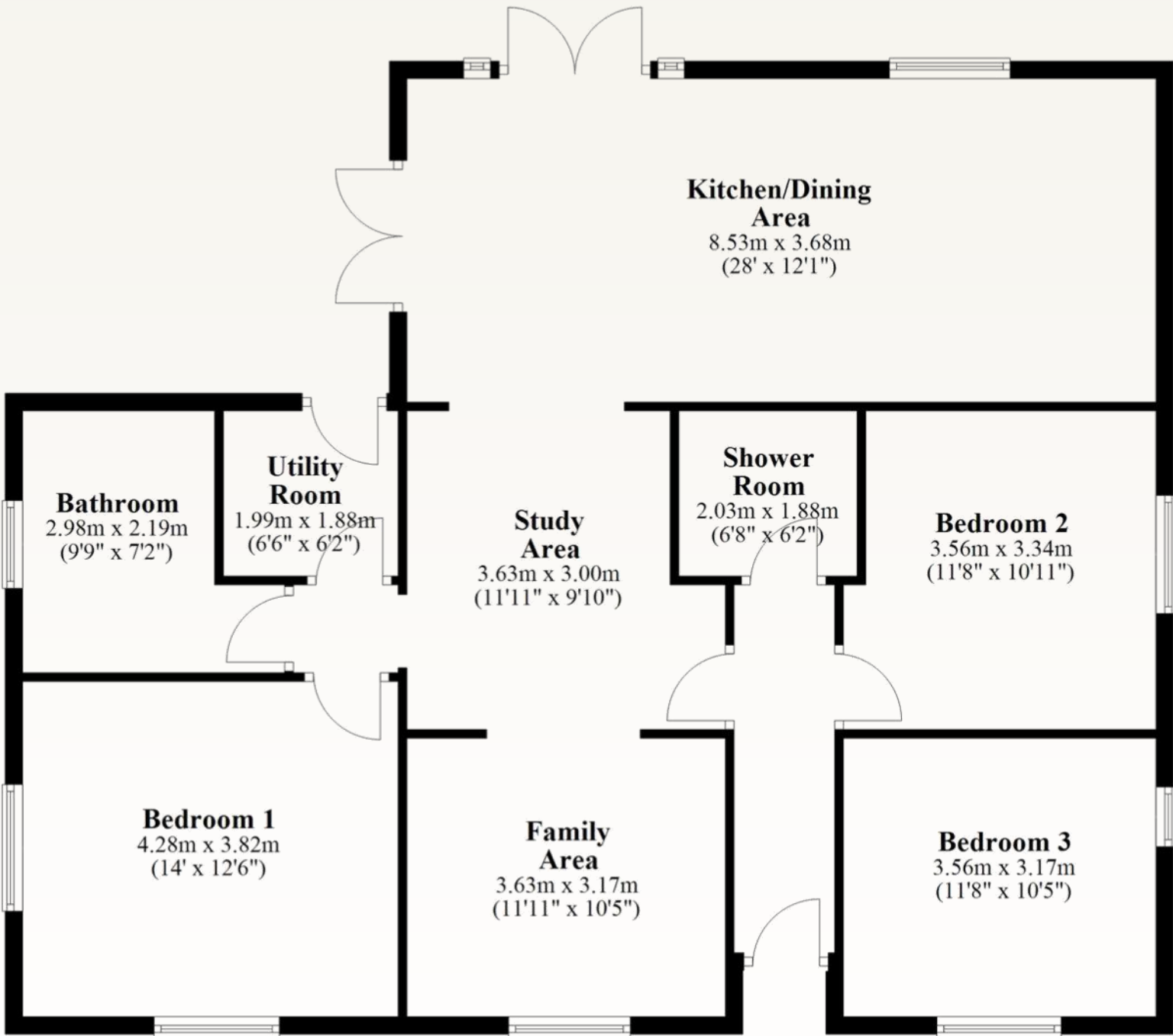
### *A private south-facing oasis*

Step into the rear garden where a decked patio area and well-maintained lawn invite you to enjoy alfresco dining and bask in the sunshine of your own private oasis. Lined with tall trees and mature shrubs, the garden boasts a good degree of privacy in a sun-drenched spot.

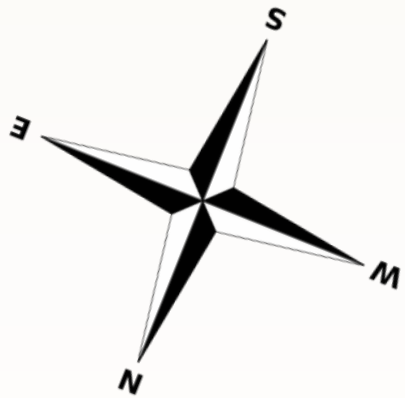
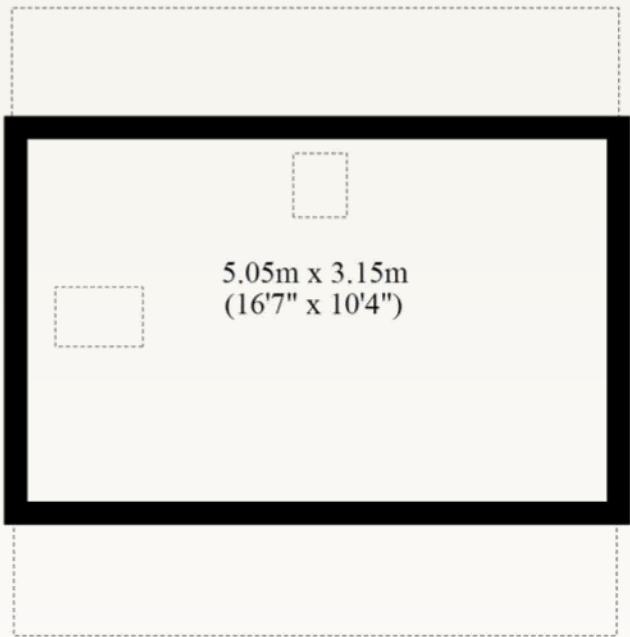




Ground Floor



Loft Room







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