





**** EXTENDED TRADITIONAL THREE
BEDROOM DETACHED HOME ** SPACIOUS
GARDENS ****

Internal inspection is highly advised for this meticulously upgraded and extended detached home, showcasing beautifully presented living spaces. The property boasts a lounge, an extended living/dining kitchen, utility, study hall, a ground floor shower room, three bedrooms and a three piece family bathroom. Outside, a driveway and landscaped rear gardens offer a notable degree of privacy backing onto allotments.

Conveniently located in close proximity to a thriving market town, it enjoys easy access to excellent schools, local amenities, and major road and rail networks. The A50 provides direct routes to the M1 and M6, as well as neighboring towns like Stoke, Stafford, and Derby.

Viewings by appointment only.



Entrance Hall

With a composite front entry door leading into, access to loft space via loft hatch, central heating radiator, Worcester Bosch central heating gas boiler, spotlighting to ceiling and internal doors leading to:

Underfloor Heating Zones

Zone 1 - Lounge and Inner Hallway

Zone 2 - Utility and Snug

Zone 3 - Kitchen

Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece suite comprising of low-level WC, wash basin with mixer tap, shower cubicle with wet room flooring with waterfall shower head over and complementary tiling to wall coverings, chrome heated radiator and extractor fan.

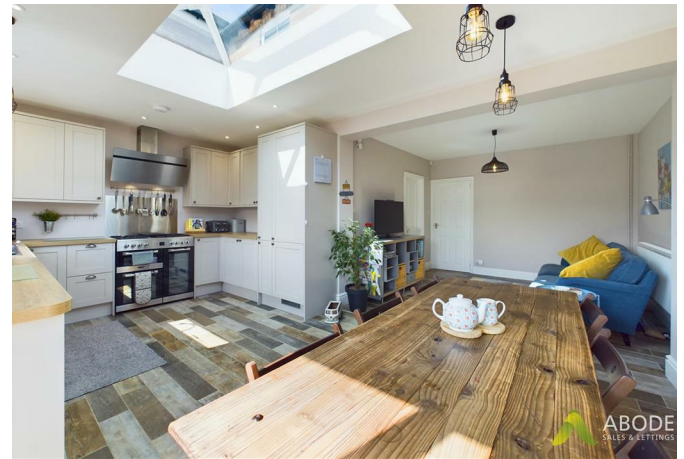
Inner Hallway/Study

With a UPVC double glazed frosted glass window to the side elevation, central heating radiator, dog leg staircase rising to the first floor landing, underfloor heating thermostat, smoke alarm, LED lighting internal doors lead to:

Lounge

With a UPVC double glazed bay window to the front elevation, the focal point of the room being the cast-iron multi fuel log burning fireplace with tiled hearth, timber mantle, TV aerial point, LED spotlighting to ceiling, useful under stairs storage area, wall mounted central heating radiator.







Extended Living/Dining Kitchen

The extended open plan living dining kitchen features a wonderful snug area leading to a bespoke kitchen/diner with a UPVC double glazed window to the rear elevation, UPVC double glaze sliding door leading to the rear garden, UPVC double glazed glass lantern providing ample natural sunlight. The kitchen features a range of matching base and eye level storage cupboard and drawers with wood block effect drop edge preparation work surfaces. A range of integrated appliances include a one and a half stainless steel sink and drainer with spray mixer tap, Five ring cooker with gas hob, oven, grill and stainless steel extractor hood, fridge, freezer, pull-out larder cupboards, dishwasher and LED spotlighting to ceiling.



Utility

With a UPVC double glazed side entry door, ceramic tiles floor throughout, a range of matching base and eye level storage storage cupboards and drawers with wood block effect preparation work surfaces, stainless steel sink and drainer with mixer tap, plumbing and under counter space for freestanding white goods, shelving and freestanding storage space, electrical distribution board, extractor fan, smoke alarm and LED spotlighting to ceiling.



Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial points, a range of built-in fitted wardrobes, LED downlighting and shelving.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC, wash hand basin with mixer tap and tiled splashback, P shaped bath unit with curved glass screen, electric shower over, central heating radiator, LED downlighting and built-in extractor.

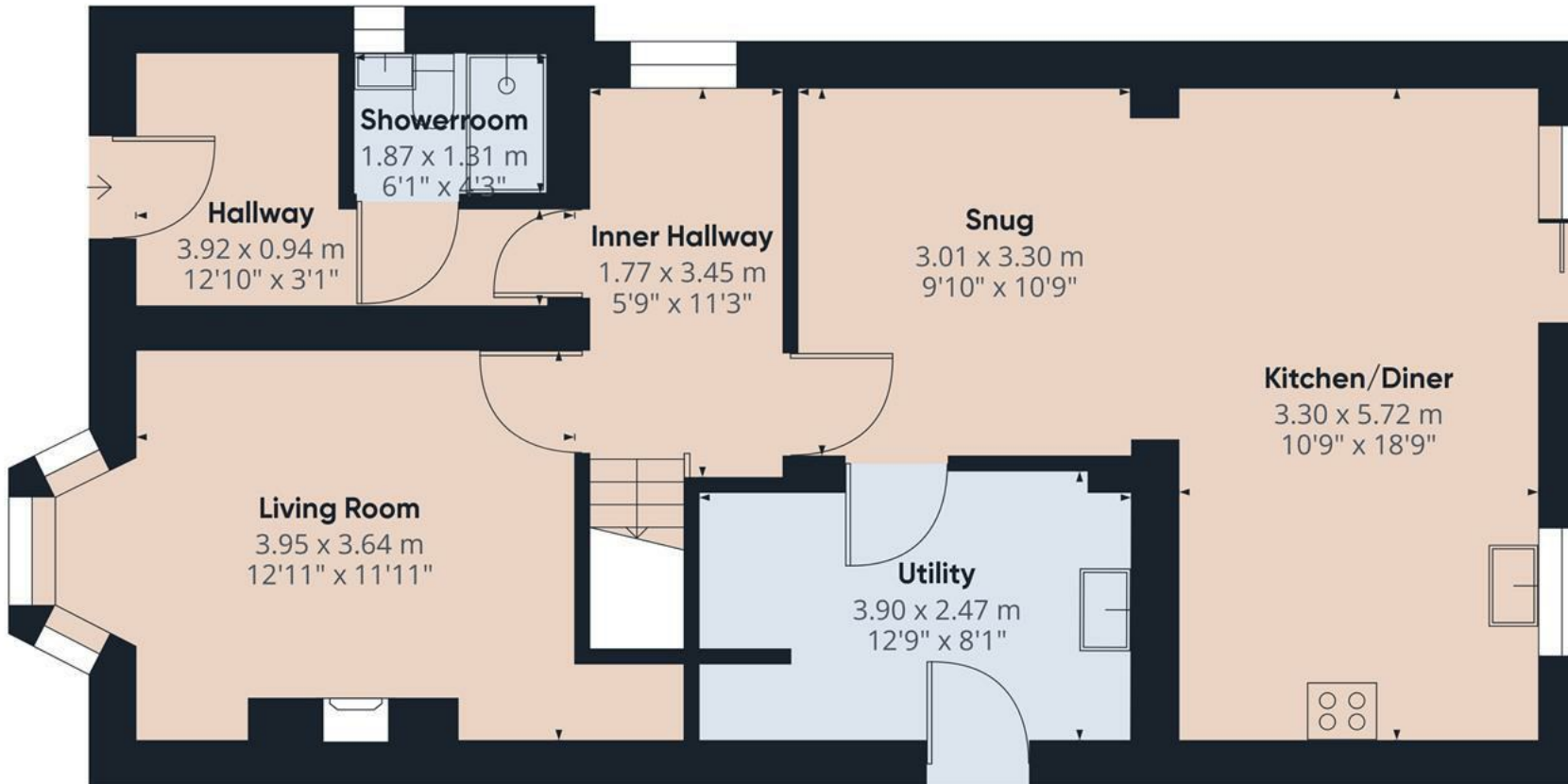
Outside

At the front, the driveway boasts block paving, offering convenient off-road parking. A side pathway, accessible via a gated entrance, leads to the rear garden. Here, you'll find a stone based patio area leading to a spacious lawn with timber fence borders, a lush lawn garden with soil borders to rear and a raised Indian stone patio base with timber framed garden shed. The south-west facing rear garden ensures a significant level of privacy.









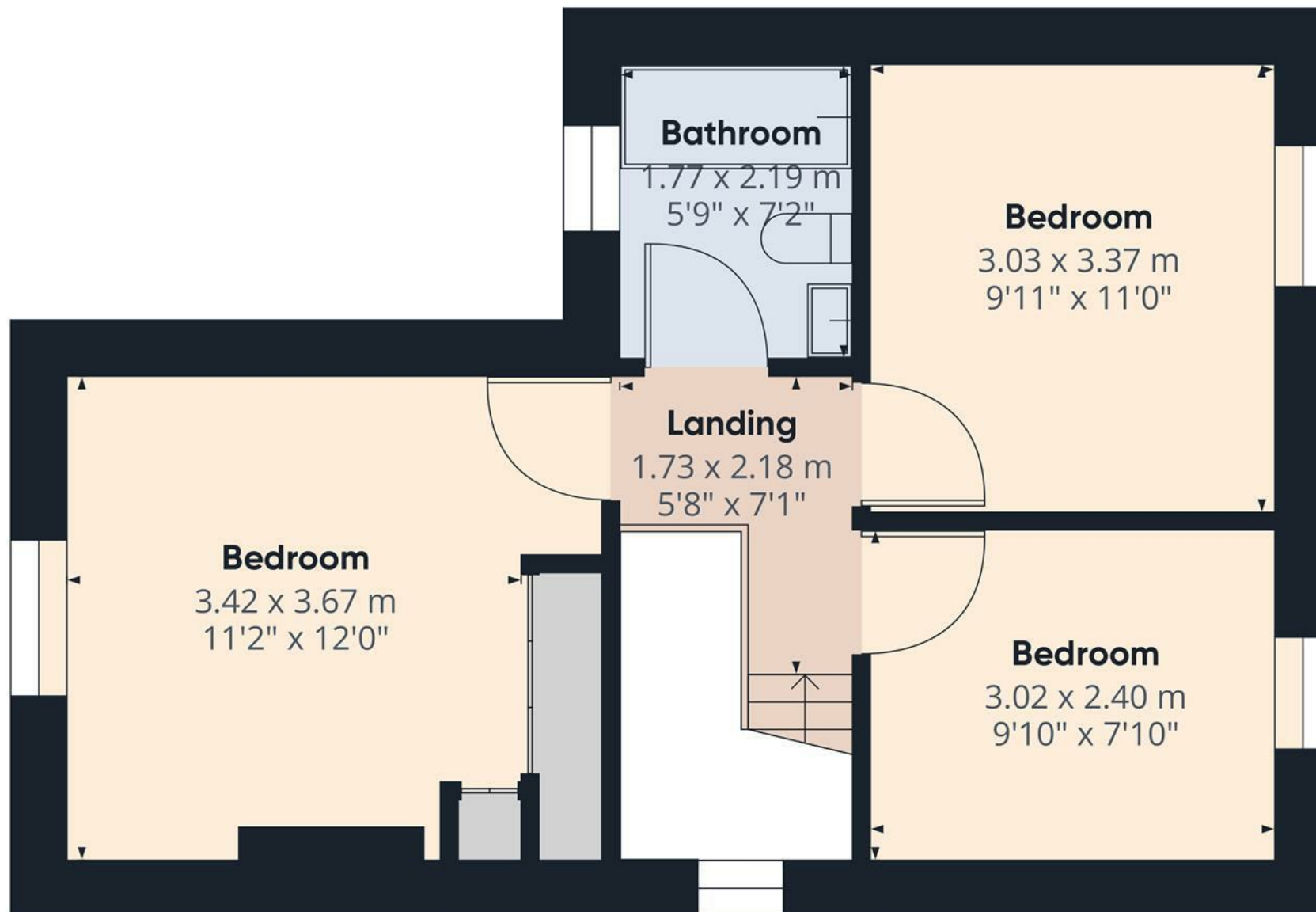
Approximate total area⁽¹⁾
72.18 m²
776.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



Approximate total area⁽¹⁾

39.03 m²

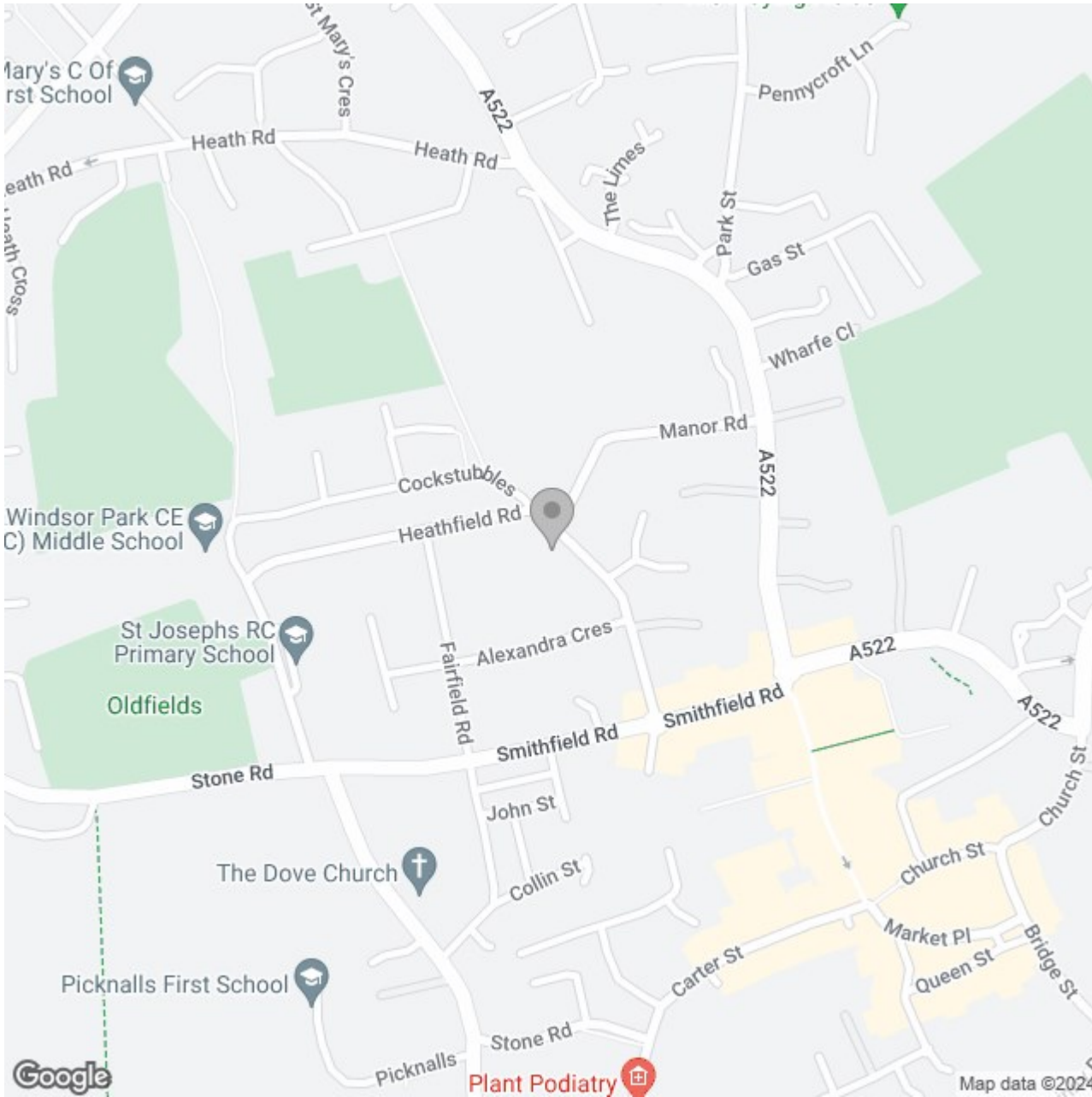
420.13 ft²

(1) Excluding balconies and terraces.

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	