



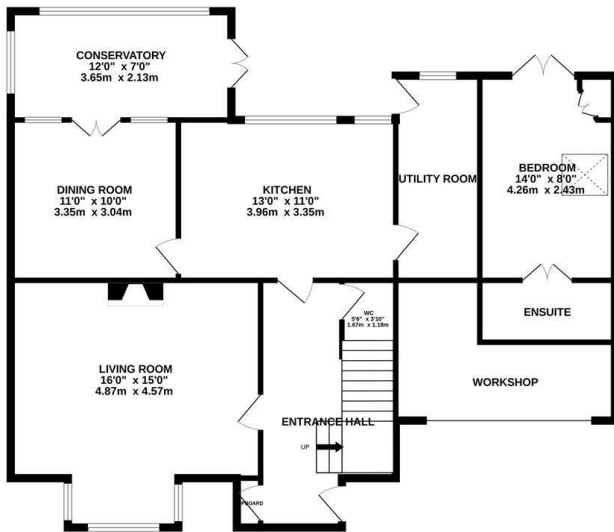
Battle Road, Staplecross TN32 5QT

Offers in excess of £525,000

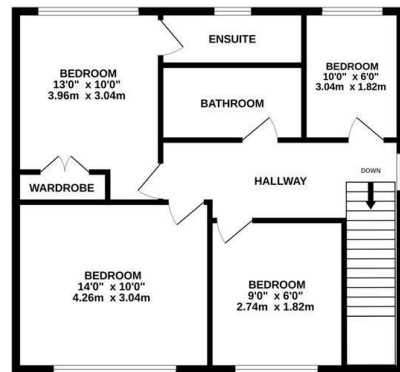
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An attractive WEATHER BOARDED COTTAGE with OFF ROAD PARKING positioned in an idyllic, semi-rural location in the hamlet of Cripps Corner. It's close by to good primary and secondary schools, beautiful walks at Brede High Woods along with local shops and eateries. The versatile accommodation is arranged as a bright, BAY FRONTED LIVING ROOM which enjoys a FEATURE FIREPLACE, a SECOND RECEPTION ROOM where there are double doors leading out to the CONSERVATORY and an EAT-IN KITCHEN which sits at the rear of the. The kitchen units are complimented with granite worktops, it's fitted with a smeg oven, a built in microwave and there is also a separate utility room, a DOWNSTAIRS CLOAKROOM and one double bedroom with an EN SUITE SHOWER ROOM which could make the ideal guest room or studio on this floor. The first floor houses the further four bedrooms together with a family bathroom where there is a bath with shower and screen over. The master bedroom also benefits from an en-suite shower room. The ESTABLISHED REAR GARDEN is perfect for family life, it offers two large areas of patio perfect for DINING AL-FRESCO and there is a section of artificial lawn while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles. Situated in a sought after VILLAGE LOCATION this fantastic property would make the PERFECT FAMILY HOME and is not to be missed.

GROUND FLOOR
1274 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1985 sq.ft. (184.4 sq.m.) approx.

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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