



# HOPKINS & DAINTY

ESTATE AGENTS



## Bradley In The Moors, Stoke-On-Trent, ST10 4DF

£475,000

**\*\*OPEN 7 DAYS A WEEK\*\*** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale 'Rose Cottage' a cottage dating back to 1886, nestled in the stunning Bradley in the Moors - a picturesque country village with a beautiful open vista, showcasing the English countryside at its best. The property has been fully renovated and modernised with a sizeable extension to the side, has central heating and double glazing with accommodation offering: Entrance hall, lounge, kitchen/diner, utility room, three bedrooms (one located downstairs) and a bathroom with a four piece suite. Outside a large garden to the front and rear, a sizeable driveway to the side leading to a double detached garage. There is also a bar converted from an outdoor building which has a log burner. Stunning views from outside, a modern and contemporary interior providing ready to move into accommodation, Rose Cottage is a must view to fully appreciated the peaceful and tranquil setting this property is set in. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hall



With a limestone flooring, radiator, stairs off to the first floor, understairs coat and shoe storage, door to:

### Lounge 12'8 x 12 (3.86m x 3.66m)



With half wood panelled walls, exposed brick chimney breast with inset electric 'log burner' sat upon a tiled hearth, window to the front, coving to the ceiling.

### Bedroom Three/reception room two 12' 10 x 10'3 (3.66m x 3.05m x 3.12m)



With window to the rear, radiator, coving to the ceiling, chimney recess with fire surround and tiled hearth.

### Utility room/downstairs W.C 8'1 x 4'5 (2.46m x 1.35m)



Fitted with a wall and matching base unit with oak working surface over, inset wash hand basin with tiled splashback, appliance space for washing machine and tumble dryer, W.C., window to the rear, Limestone flooring continued from the hallway.

**Kitchen/diner 14' 5 x 13'11 (4.27m 1.52m x 4.24m)**



Fitted with a range of matching wall and base units, oak wood working surfaces, inset Belfast sink, integrated dishwasher, TWO fitted eye level electric ovens, induction hob with cookerhood over, two Velux windows, fitted kitchen island with storage, radiator, Limestone flooring, double opening French doors to the rear, window to the front.

**The first floor landing**



With radiator, door to:

**Bedroom One 13' x 8'5 (3.96m x 2.57m)**



With window to the front, radiator.

**Bedroom Two 11'4 x 7'3 (3.45m x 2.21m)**



With window to the rear, radiator.

## Bathroom



Fitted with a double ended bath, shower cubicle with tiled splashback, W.C., pedestal wash hand basin, half wood panelled walls, heated towel rail, window to the rear.

## Outside



The property stands on a generous plot with ample off road parking and generous gardens to front and rear. The front garden is mainly laid to lawn with the rear garden having lawn, patio, planted borders and a timber decking seating area. There is a storage shed behind the converted bar room and a fabulous new garage with power and lighting.

## Outside Bar



A converted outbuilding with a fitted log burner and bar (all staying)

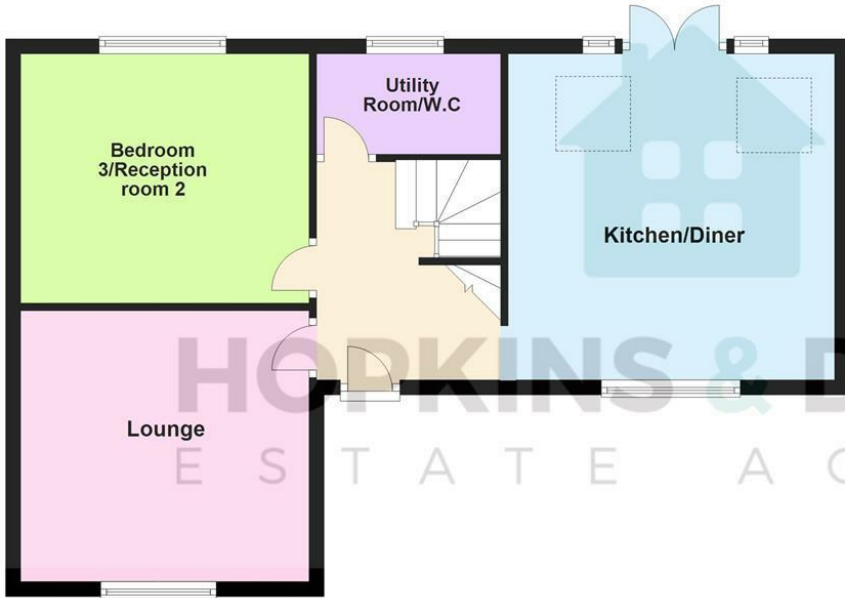
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

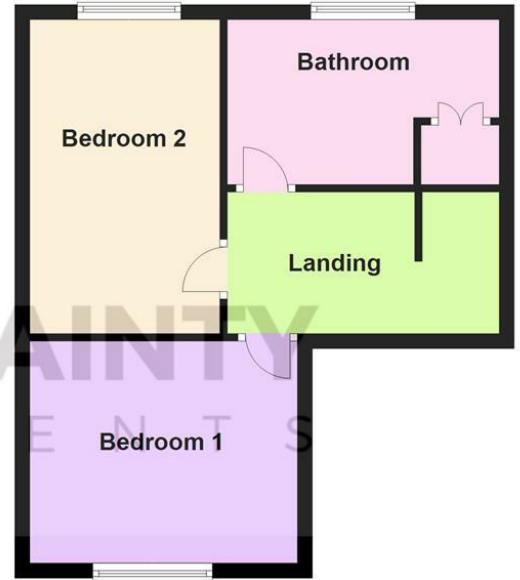
## Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



## First Floor

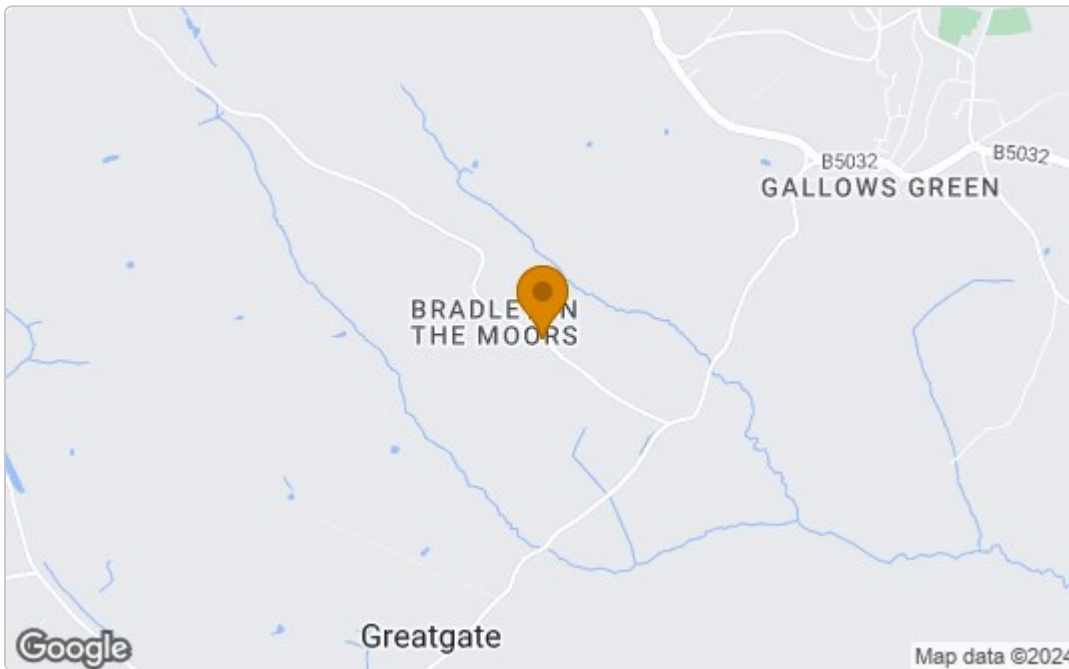
Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 96.0 sq. metres (1033.6 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.