



£425,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **D**

## Dunston Stafford

Fairview Cottage Dunston  
Stafford Staffordshire



**You will have a fair view from the balcony of this beautiful extended four-bedroom cottage. Located in Dunston this cottage is close to Penkridge Centre which comprising of an array of shops and amenities and has great commuting links to the M6.**

Internally comprising of an entrance hall, living room, kitchen, dining room, guest WC and utility all to the ground floor. To the first floor there are four bedrooms, family bathroom, A balcony off from bedroom four which has beautiful views of Staffordshire and gives access to the office/mancave. Externally the property is approached over a double width driveway which provides ample off road parking for several vehicles, a garage and a large private rear garden. This property really needs to be viewed to be really appreciated. So, don't delay call us today to book in for your viewing appointment as properties like these don't often come around.

- Beautifully Presented Extended Cottage
- Family Bathroom & Guest WC
- Four Bedrooms With Balcony & Office / "Man Cave"
- Living Room, Kitchen, Sitting Room, Dining Room
- Driveway, Garage, Large Private Rear Garden
- Close To Penkridge Town & M6

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk





## Entrance Hallway

Accessed through a double glazed entrance door, having stairs rising to the First Floor Landing & wood flooring.

## Living Room 14' 0" x 15' 7" (4.26m x 4.74m)

A good size living room with a multi-fuel stove inset into chimney breast on a tiled hearth, radiator, wood flooring & double glazed bow window to front elevation.

## Kitchen 11' 3" x 16' 7" (3.43m x 5.06m)

Fitted with a range of matching wall, base & drawer units with fitted work surfaces over & matching centre island incorporating a composite 1.5 bowl sink unit. Appliances include a double oven, 5-ring gas hob with hood over. There is a storage cupboard housing a wall mounted gas central heating boiler, a second storage cupboard, understairs pantry, ceramic tiled splashbacks, tiled flooring, radiator, double glazed window & double glazed French doors to the rear elevation.

## Lobby

Giving access to a Sitting Room & Dining Room. There is also a double glazed door to the front elevation.

## Sitting Room 13' 9" x 9' 11" (4.20m x 3.02m)

Having radiator, wood laminate flooring & double glazed window to front elevation.



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## **Dining Room** 13' 10" x 13' 10" (4.22m x 4.21m)

A spacious room, having wood effect ceramic tiled flooring, radiator & double glazed bi-folding doors to the rear elevation.

## **Guest WC** 6' 9" x 2' 11" (2.06m x 0.90m)

Fitted with a white suite comprising of a WC & wash hand basin. There is part-tiled walls, wood effect ceramic tiled flooring & double glazed window to rear elevation.

## **Utility Room** 6' 0" x 10' 3" (1.83m x 3.12m)

Fitted with matching wall, base & drawer units with work surfaces over incorporating an inset single bowl sink unit with chrome taps and undercounter space(s) for plumbed appliance(s). There is wood laminate flooring, electric radiator & double glazed window to the rear elevation.

## **First Floor Landing**

Having loft access and internal doors off, providing access to all Bedrooms & Bathroom.

## **Bedroom One** 10' 11" x 13' 9" (3.32m x 4.20m)

Having a storage cupboard, two radiators, L-shaped fitted wardrobe & two double glazed windows to front elevation.

## **Bedroom Two** 11' 4" x 9' 6" (3.45m x 2.89m)

Having a fitted wardrobe, radiator & double glazed window to rear elevation.

## **Bedroom Three** 8' 0" x 10' 0" (2.44m x 3.06m)

Having a radiator, wood laminate flooring & double glazed window to the front elevation.

## **Bedroom Four** 7' 9" x 6' 9" (2.35m x 2.07m)

Having a radiator, wood laminate flooring & double glazed double doors opening onto a decked balcony with metal rails & glazed panels giving access to a "man cave" / office.

## **Office / "Man Cave"** 11' 4" x 10' 2" (3.45m x 3.11m)

A versatile room having wood laminate flooring & double glazed window to side elevation. There are also double glazed double doors leading on to the Balcony.

## **Bathroom** 6' 9" x 8' 11" (2.05m x 2.71m)

Fitted with a white suite comprising of a shower cubicle, vanity style wash hand basin & WC. There is tiled walls, tiled effect flooring, chrome towel radiator & double glazed window to rear elevation.

## **Outside Front**

The property is approached through twin timber gates on a double width driveway providing ample off-street vehicle parking and access to the main entrance door, side door & Garage.

## **Garage** 18' 8" x 10' 6" (5.70m x 3.21m)

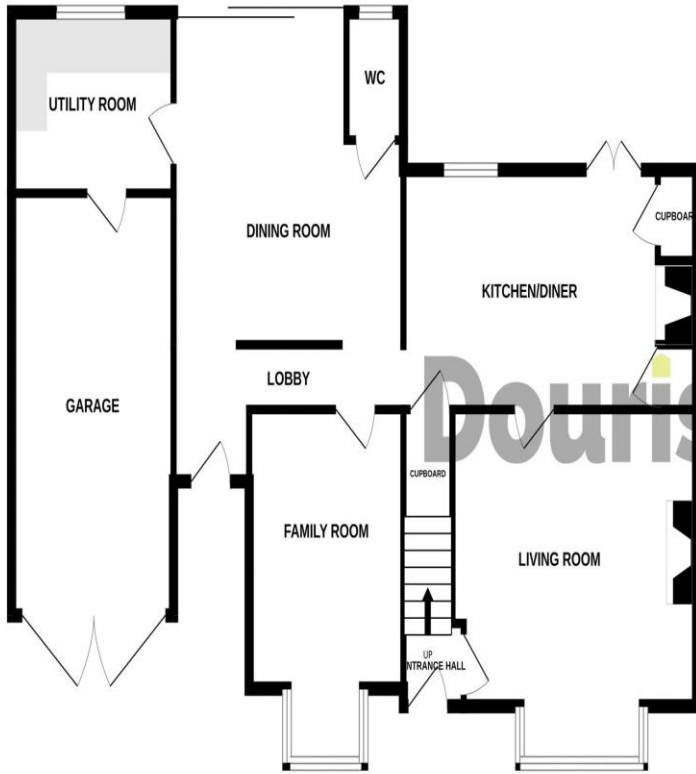
A single garage having timber garage doors to the front elevation, power, lighting & internal door to Utility Room.

## **Outside Rear**

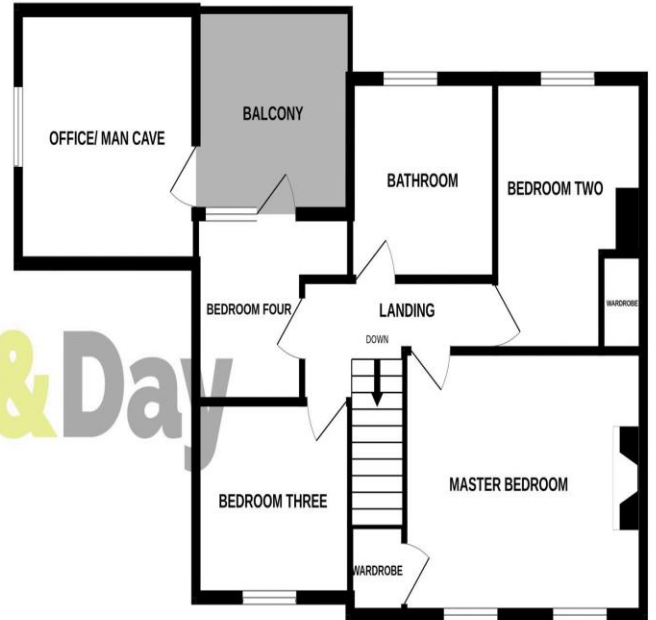
Having a stone paved seating area with a walkway leading to the rear of the garden, lawned gardens to both sides of the pathway. At the far end of the garden is a gravelled area with a decked seating area, a garden shed with outhouse having double glazed windows to the sides & a double glazed door.



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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