



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Dunston Stafford

Church Cottages Dunston
Stafford Staffordshire

🛏️ 3

🚿 1

🛋️ 2

Nestled in the delightful location of Dunston, Stafford, this charming three-bedroom semi-detached cottage exudes traditional character and warmth. Perfectly positioned opposite the quaint village church, this delightful home offers a unique blend of historic charm and comfortable living.

As you approach the property, you are greeted by a welcoming façade, complete with historic pillars and attractive details that reflect the cottage's timeless appeal. Inside, the home is filled with period features, including exposed wooden beams, rustic fireplaces, and beautifully crafted wooden doors. The ground floor boasts a spacious living room and separate dining room/snug ideal for family gatherings. The country-style kitchen is well-appointed with modern amenities while retaining its rustic charm, featuring wooden cabinetry. Upstairs, the cottage offers three generously sized bedrooms, each offering views over the church and surrounding countryside. The master bedroom is particularly spacious, providing a serene retreat at the end of the day. The family bathroom is tastefully decorated, combining modern comforts with traditional style. Outside, the property features a charming garden, perfect for enjoying the pergola, seating area, and log cabin. There is also ample off-road parking and a detached garage, providing additional storage or workshop space and an allotment! With its idyllic location opposite the church and within easy reach of local amenities and transport links, this property offers the perfect blend of semi-rural and modern convenience. A rare opportunity to own a piece of heritage property, this cottage is sure to captivate anyone seeking a characterful and welcoming home.

- Abundance Of Charm & Character
- Generous & Envious Plot
- Three Storey Three Bedroom Semi Detached
- Two Spacious Reception Rooms
- Detached Garage & Ample Parking
- A Delightful Home Must Be Viewed

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Entrance Hall

An inviting entrance hall with exposed timber beam, decorative archway, wood effect flooring, radiator, stripped timber doors and double glazed window to the front elevation.

Guest WC

A low level flush WC, wall mounted wash hand basin with chrome mixer tap and tiled splashbacks, minton mosaic tiled flooring, chrome towel radiator and double glazed window to the side elevation.

Living Room 15' 5" x 13' 11" (4.70m x 4.25m)

Having oak wooden flooring, central ceiling rose, stunning feature wood burning fire set in a marble surround with a mixed quarry tiled and minton mosaic tiled hearth, radiator and feature double glazed walk in bay window to the front elevation with views over Dunston church.

Kitchen 18' 11" x 10' 0" (5.76m x 3.04m)

A superb, spacious kitchen with a range of base and eye level units, quartz work surfaces incorporating a one and a half bowl sink unit with chrome mixer tap and tiled splashbacks. Fitted oven and hob, integrated dishwasher and fridge, space for table and chairs, door to the understairs storage cupboard, tiled flooring, ceiling spotlights and exposed timber beams, radiator and two double glazed windows to the rear elevation.



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Utility Room 7' 8" x 5' 10" (2.33m x 1.78m)

Having base units with fitted work surfaces incorporating a sink unit with chrome mixer tap and tiled splashbacks, space for a washing machine and condensing dryer, tiled flooring, chrome towel radiator, vaulted ceiling, two double glazed windows to the rear elevation and stable door to the rear patio.

Snug 15' 10" x 8' 9" (4.82m x 2.66m)

Having wooden flooring, ceiling spotlights, radiator, doors to the kitchen and hallway, double glazed window to the side elevation and double glazed French doors to the rear garden.

First Floor Landing

Having an exposed timber beam, stripped timber doors, double glazed window to the side elevation and stairs to the second floor, internal doors to:

Bedroom Two 11' 1" x 9' 7" (3.39m x 2.93m)

Having built-in wardrobes, picture rail, radiator, storage cupboard and two double glazed sash windows to the front elevation.

Bedroom Three 10' 2" x 8' 4" (3.09m x 2.53m)

Having built-in wardrobes, picture rail, radiator and double glazed window to the rear elevation.

Family Bathroom 8' 0" x 6' 9" (2.43m x 2.07m)

Having a white suite comprising of a contemporary floating wall mounted wash hand basin with chrome mixer tap, low level flush WC and refitted spa/jacuzzi bath with mixer shower taps and additional shower over with a screen to side. Chrome towel radiator, part tiled walls, tiled flooring, ceiling spotlights and double glazed window to the rear elevation.

Second Floor Landing

Having two useful storage cupboards and doors to:

Bedroom One 14' 3" x 11' 4" (4.34m x 3.46m)

Having two useful storage cupboards, additional eaves storage, exposed timber beams and two skylights to the rear elevation.

Outside - Front

Attractive approach with stone walling and pillars, wrought iron railings and gate, gravel access drive providing ample off road parking with a timber gate to the extended rear driveway.

Outside - Rear

Having a block paved patio seating area, gravel drive and extended parking area giving access to the detached garage, gate to the lawned area which further leads to the timber pergola and barbecue area and additional gate to rear allotment and greenhouse area.

Log Cabin 13' 7" x 11' 9" (4.14m x 3.57m)

Having wood effect laminate flooring, exposed timber beams, chrome towel radiator, double glazed window to the side elevation and double glazed French doors to the rear elevation.

Garage 19' 9" x 11' 10" (6.01m x 3.61m)

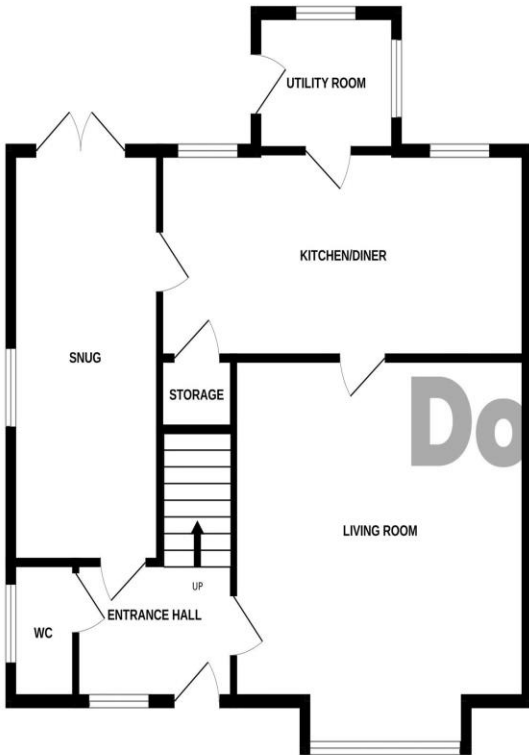
Having an up and over door to the front and window to the side.

ID Checks

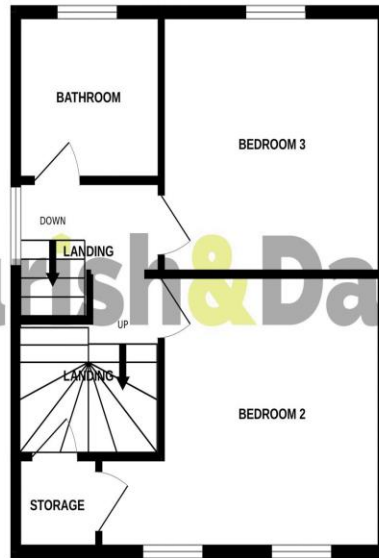
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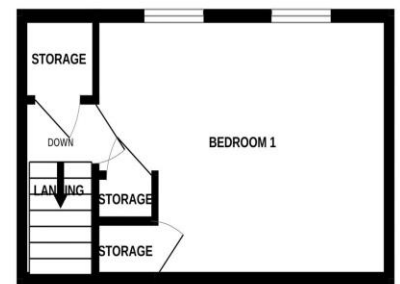
GROUND FLOOR



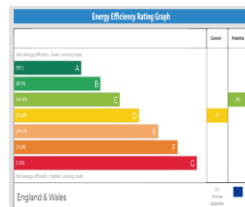
1ST FLOOR



2ND FLOOR



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