





# COLDHAM COTTAGE

COLDHAM, BREWOOD, STAFFORDSHIRE, ST19 9BJ

FOR SALE

£795,000



## Ground Floor

### Entrance Porch

Enter via a timber front door and having a uPVC/double glazed window to the side aspect, a ceiling light point, carpeted flooring and a door opening to the hallway.

### Hallway

Enter the property via a timber/partly glazed front door and having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a carpeted stairway leading to the first floor, carpeted flooring and doors opening to the lounge, the dining room and the guest WC.

### Lounge

**16' 5" x 11' 11" (5.00m x 3.63m)**

Having three uPVC/double glazed windows one to the front aspect and two to the side aspect, wall lighting, a central heating radiator, an exposed brick chimney breast with a log burner installed, decorative ceiling beams, carpeted flooring, a television aerial point, a door opening to the snug/study and uPVC/double glazed French doors to the side aspect.

### Snug/Study

**8' 11" x 11' 7" (2.72m x 3.53m)**

Having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a ceiling light point, a central heating radiator, decorative ceiling beams and carpeted flooring.

### Dining Room

**11' 10" x 12' 11" (3.60m x 3.93m)**

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, a central heating radiator and tiled flooring.

### Reception Room/Bedroom Five

**16' 4" x 10' 11" (4.97m x 3.32m)**

Having two uPVC/double glazed windows one to the front aspect and one to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to the downstairs shower room.

### Downstairs Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash-hand basin with a mixer tap fitted, a ceiling light point, an extraction unit, tiled flooring and a shower cubicle with an electric shower installed.

### Kitchen/Breakfast Room

**10' 0" x 12' 10" (3.05m x 3.91m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a one and a half bowl sink with a spray-arm mixer tap fitted and a drainer unit, a built-under, electric oven with an electric hob over, an integrated dishwasher, space for an upright fridge/freezer, tiled flooring, a door opening to the utility and a uPVC/double glazed door to the rear aspect opening to the garden.

### Utility

Being fitted with wall and base units with laminate worksurface over and having a ceiling light point, plumbing for a washing machine, tiled flooring and doors opening to the reception room and the shower room.

## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, decorative ceiling beams, an airing cupboard and doors opening to the four bedrooms and the family bathroom.

### Bedroom One

**14' 10" x 15' 6" (4.52m x 4.72m)**

Having three uPVC/double glazed windows one to the front aspect and two to the side aspects, a ceiling light point, a central heating radiator, carpeted flooring, fitted wardrobes, access to the loft space and a door opening to the en-suite shower room.

### En-suite Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating towel rail, a WC, tiled flooring, fully tiled walls, an extraction unit and a shower cubicle with a thermostatic shower installed.

### Bedroom Two

**16' 1" x 8' 11" (4.90m x 2.72m)**

Having four uPVC/double glazed windows one to the front aspect and three to the side aspect, two ceiling light points, a central heating radiator, carpeted flooring and a door opening to an en-suite shower room.

### En-suite Shower Room

Having a ceiling light point, a WC, a wash hand basin, tiled flooring, fully tiled walls and a shower cubicle with a thermostatic shower installed.

### Bedroom Three

**9' 0" x 11' 7" (2.74m x 3.53m)**

Having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Bedroom Four

**12' 0" x 6' 9" (3.65m x 2.06m)**

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Family Bathroom

Having an obscured window to the rear aspect, a ceiling light point, a central heating towel rail, a WC, a wash hand basin, a bath, tiled flooring, fully tiled walls, an extraction unit and access to the loft space.

## Outside

### Gardens

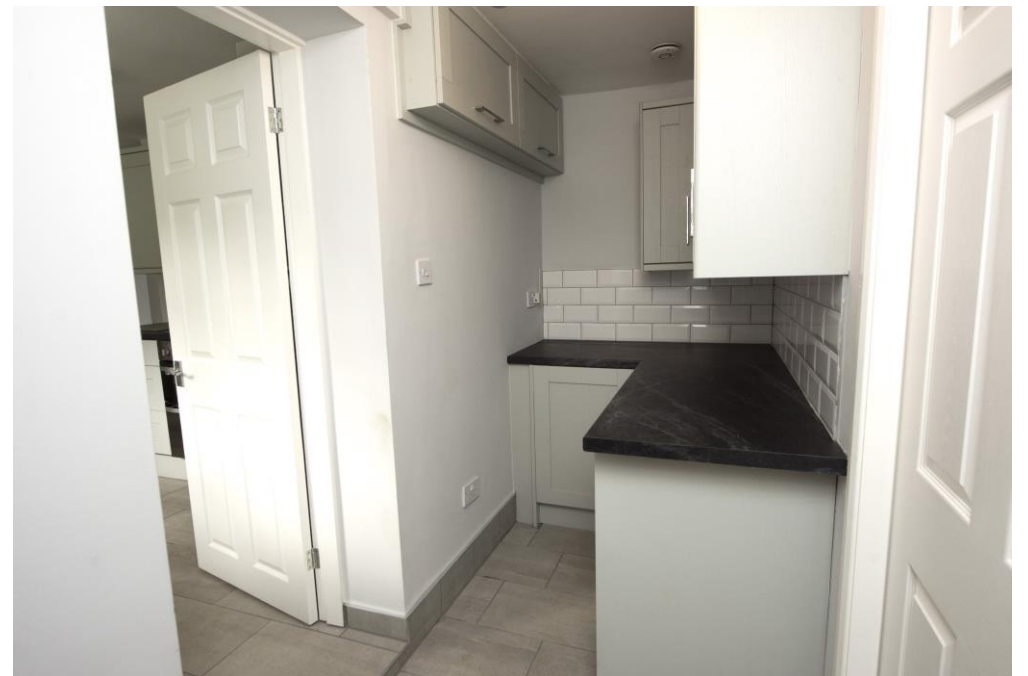
Having extensive gardens surrounding the property with far-reaching countryside views and consisting of: a large gravel driveway suitable for parking multiple vehicles and giving access to the garage, lawns, a patio dining area, a privacy hedge, security lighting and various, mature trees, shrubs and bushes.

### Garage

Being a detached garage, which has power, lighting and an up and over door.





















\* An immaculately presented family home situated in a very desirable location and having far-reaching countryside views \*



