



Cedar Cottage, Market Place, Abbots Bromley, Rugeley, Staffordshire, WS15 3BP

£1,750 PCM

NEW PRICE Scoffield Stone are proud to present TO LET this stunning FOUR BEDROOM DETACHED cottage at the heart of this traditional market village of Abbots Bromley. The property is very well presented throughout, with exposed beams and modern kitchen and bathroom areas. Accommodation in brief; entrance to entrance lobby with Boot Room, Utility, Guest shower room, fully fitted Kitchen/Diner with integrated appliances and French doors to the attractive patio garden. Bay fronted sitting room and Dining room with Inglenook fireplace. At first floor there are three double bedrooms, with Bedroom one having an en suite Bathroom. There is also a separate family bathroom. To the second floor there is a further double bedroom with a generous dressing area and shower room.

Council Tax: D. EPC Rating: C (77) Deposit : £2015, which includes holding deposit of £400.



Sales: 01283 777100
Lettings: 01332 511000
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Entrance Lobby

Having ceramic tiled flooring and neutral decor with front aspect window and timber main entrance door.

Sitting Room

16'3" max x 14'11" max (4.96 max x 4.57 max)



Carpeted and neutrally decorated with two front aspect bay windows, side aspect window, brick fireplace, exposed beams to ceiling, radiator and TV point.

Dining Room

13'5" x 12'6" (4.1 x 3.82)



Having wooden flooring and neutral decor with front aspect window, brick-built inglenook fireplace, exposed beams to ceiling and radiator.

Kitchen/Diner

16'5" x 12'8" (5.01 x 3.87)



Having ceramic tiled flooring and neutral decor with two rear aspect and one side aspect window. French doors to garden. A range of fitted wall and floor units to cream with stone effect roll edge worktop and tiled splashbacks. Integrated stainless steel electric oven, integrated stainless steel gas hob with chimney style extractor hood, integrated fridge, integrated freezer, integrated dishwasher, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap. Inset lights to ceiling.

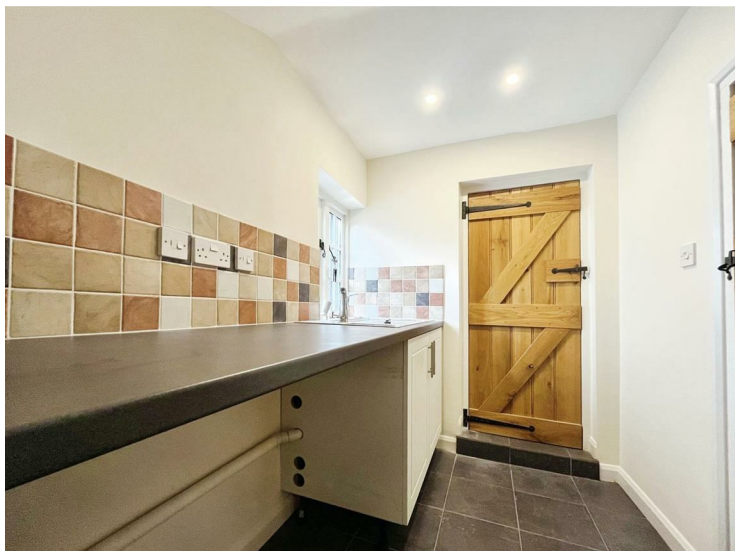
Boot Room



Having ceramic tiled flooring and neutral decor with side aspect window.

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Utility



Having ceramic tiled flooring and neutral decor with side aspect window, base cupboards with worktop, inset stainless steel sink with drainer and chrome mixer tap. Under counter space and plumbing for appliances.

Guest Cloaks/ Shower Room



Having ceramic tiled flooring and neutral decor with shower cubicle having plumbed shower, wash hand basin and toilet.

Cellar

Having ceramic tiled flooring and neutral decor with light.

Bedroom One

16'2" max x 14'8" max (4.93 max x 4.48 max)



Carpeted and neutrally decorated with front and side aspect timber framed double glazed windows, radiator, airing cupboard, exposed beams to ceiling and inset lights.

En Suite to Bedroom One



Having ceramic tiled flooring and neutral decor with rear aspect obscure timber framed double glazed window, exposed beams to ceilings and inset lights, toilet, wash hand basin to vanity unit with chrome monobloc tap, chrome heated towel rail and bath tub with chrome mixer tap having shower attachment.

Bedroom Three

10'4" x 9'10" (3.15 x 3.02)



Carpeted and neutrally decorated with front aspect timber framed double glazed window, radiator, feature fireplace, exposed beams to ceiling and inset lights.

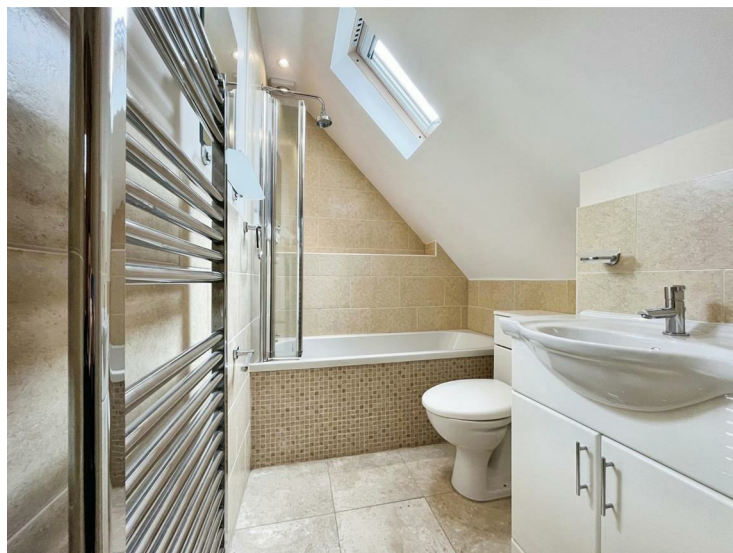
Bedroom Four

10'8" x 9'7" (3.26 x 2.94)



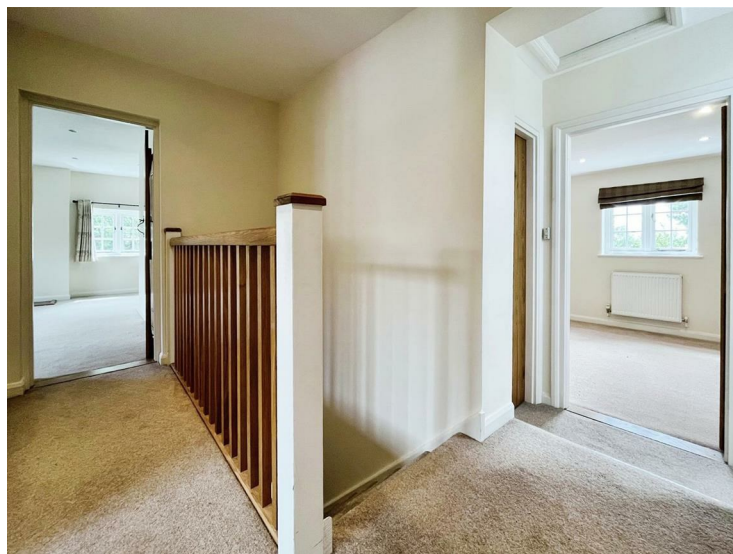
Carpeted and neutrally decorated with rear aspect timber framed double glazed window, radiator and inset lights.

Bathroom



Having ceramic tiled flooring and fully tiled walls with rear aspect rooflight, chrome heated towel rail, bath tub with chrome hot and cold taps and plumbed shower over, toilet, vanity unit with wash hand basin having chrome monobloc tap and inset lights to ceiling.

Stairs Landing to First Floor



Carpeted and neutrally decorated with under stairs storage and side aspect timber framed double glazed window.

Landing Storage

Carpeted and neutrally decorated with exposed beams and inset lights to ceiling.

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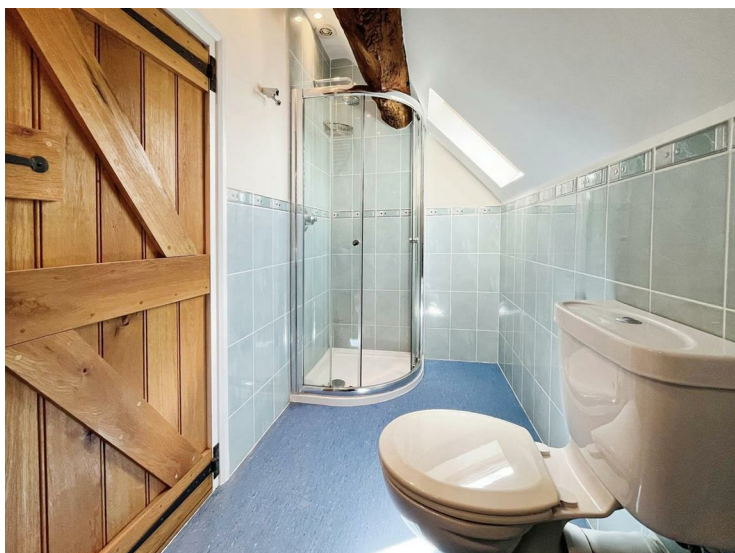
Bedroom Two

14'7" x 11'8" (4.46 x 3.56)



Carpeted and neutrally decorated with side aspect timber framed double glazed window, two rooflights, exposed beams and radiator.

Shower Room



Having vinyl flooring and tiled walls with rear aspect rooflight, corner shower cubicle with plumbed shower, toilet, wall mounted wash hand basin with chrome monobloc tap and chrome heated towel rail.

Outside



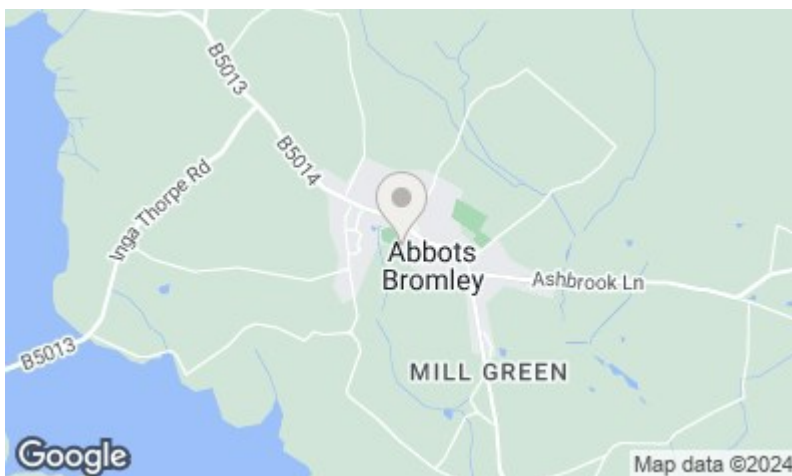
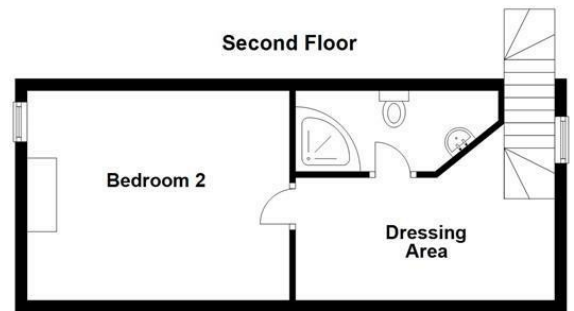
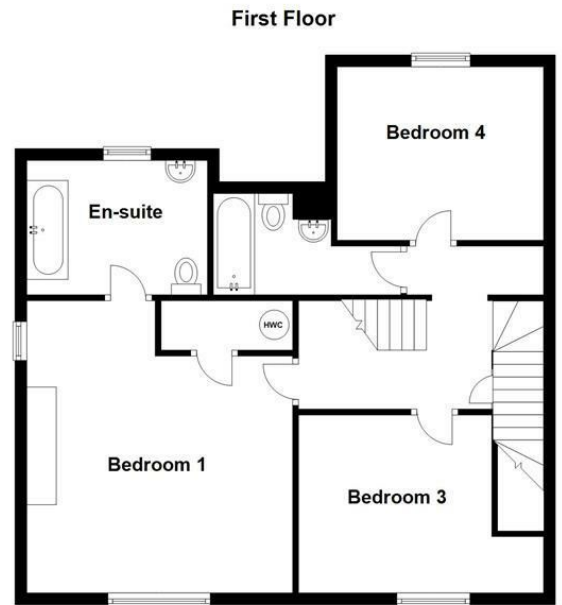
To the front the property is entered via the village green and historic Butter Market. To the rear there is an enclosed patio garden with a mixture of paving, shale and planted borders. There is also a driveway with parking for one car.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980