



12 Brampton Close
Cookley, DY10 3TW

Andrew Grant

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An excellent modern home on the fringes of Cookley Village overlooking a field to the front. Featuring a wonderful rear extension providing a superb open-plan family living kitchen with bi-fold doors opening beautifully onto the secluded rear garden.

Key features

- Extended family home
- Semi-rural location
- On the fringes of Cookley Village
- Views over fields
- Open-plan family living kitchen
- Utility room
- Downstairs WC
- Ample driveway parking
- Detached garage
- Secluded rear garden

Freehold / 1,362 sq. ft.





The property is a wonderful semi-detached home that has been much improved and substantially extended by the current owners. The extensive ground floor accommodation is largely open plan and has a beautiful flow, making it highly usable for modern family living. The full-width rear extension is a superb space for entertaining and socialising, with the bonus of bi-fold doors that open onto the incredibly private rear garden.

On the first floor are three good-sized bedrooms, which sets this property apart from many other houses of a similar age.

Outside, there is plenty of parking and a detached single garage at the side.

The property is approached from the road via a long tarmac driveway that can accommodate around three vehicles and leads to the detached single garage located at the side of the property. The latter has an up-and-over door to the front and a double-glazed door to the rear, providing access to the garden. Adjoining the driveway is a front lawn enclosed by neatly maintained hedged boundaries, with a pathway leading to a canopy porch.





Entrance

A front door provides access to the hallway, which has stairs rising to the first floor, a storage cupboard and a door leading to the living room.

Living room

The welcoming living room is centred around a rustic country-style fireplace with an oak beam and an inset wood-burning stove. A large picture window affords this room lovely views of a neighbouring paddock, while a square archway from here flows nicely to the rest of the ground floor accommodation.





Family room

Beyond the living room is a fantastic family room that runs the full width of the ground floor and opens onto the kitchen, providing a wonderfully spacious area combining living, dining and cooking in one space.

This fantastic extension features three Velux skylights and bi-fold doors leading out to the rear garden.



Kitchen

The farmhouse-style kitchen flows nicely from here and is presented to an excellent standard, with shaker-style oak units, a solid wood breakfast bar with an inset ceramic sink, a Range style oven with an extractor above, integrated dishwasher and fridge freezer, tiled floor and downlighters.

Open plan from the kitchen and tucked away in a cosy corner is a useful study area ideal for housing a computer desk and chair.



Utility room/downstairs WC

A utility and downstairs WC complete the ground floor, having two Velux skylights, tiled flooring, a cupboard with space/plumbing for a washing machine and tumble dryer, a chrome towel radiator and a low-level WC/washbasin combo with contemporary tiling for splashbacks.





First floor

The first-floor landing has an airing cupboard and a loft hatch accessing the roof space.

There are three good-sized bedrooms located on this floor, serviced by a family bathroom.



Bedroom one

Bedroom one is a spacious double bedroom that enjoys pleasant views across a neighbouring field.

Bedrooms two and three

Bedroom two is another spacious double bedroom to the front, while the third bedroom is a good-sized single room overlooking the rear garden.

Bathroom

The well-presented bathroom is fully tiled and has a shower cubicle, a panelled bath, downlighters, a chrome towel radiator, a vanity unit and a low-level WC.





Garden

The neatly landscaped rear garden is extremely private and very much geared towards socialising and entertaining. Directly bordering the rear of the house is an L-shaped area of raised decking which flows from the kitchen and family room, making it ideal for al fresco dining.

This sweeps around nicely to a secluded barbecue area laid to gravel and covered by a wooden pergola. There is a central lawn bordered by raised beds and a second raised deck with an accompanying pergola.





Location

12 Brampton Close enjoys a fantastic semi-rural setting, tucked away in a small cul-de-sac on the fringes of Cookley Village overlooking fields to the front.

Cookley is a delightful rural location, a thriving village with a strong sense of community and an extremely sought-after place to live. Despite being a small village, it offers a surprising number of amenities, including an excellent fish and chip takeaway, a coffee house, three pubs, a Tesco Express, a primary school, Cookley village hall and playing fields. The latter is an integral part of the local lifestyle, hosting numerous events throughout the year and offering various facilities such as a BMX track, skateboard park, children's play area and a community garden. Additionally, there is a cricket pitch and a bowling green.

For those who love the countryside and the outdoors, Cookley is a fantastic place to be, with beautiful spots nearby like Kinver Edge. The Staffordshire Worcestershire Canal also runs through the heart of the village, providing lovely waterside walks to nearby Wolverley and Kinver.

A unique aspect of Cookley is its convenient access to nearby towns, with both Kidderminster and Stourbridge in proximity, offering a wealth of shops and amenities between them.

Services

Mains gas, electricity, water and drainage. Broadband is available at this property.

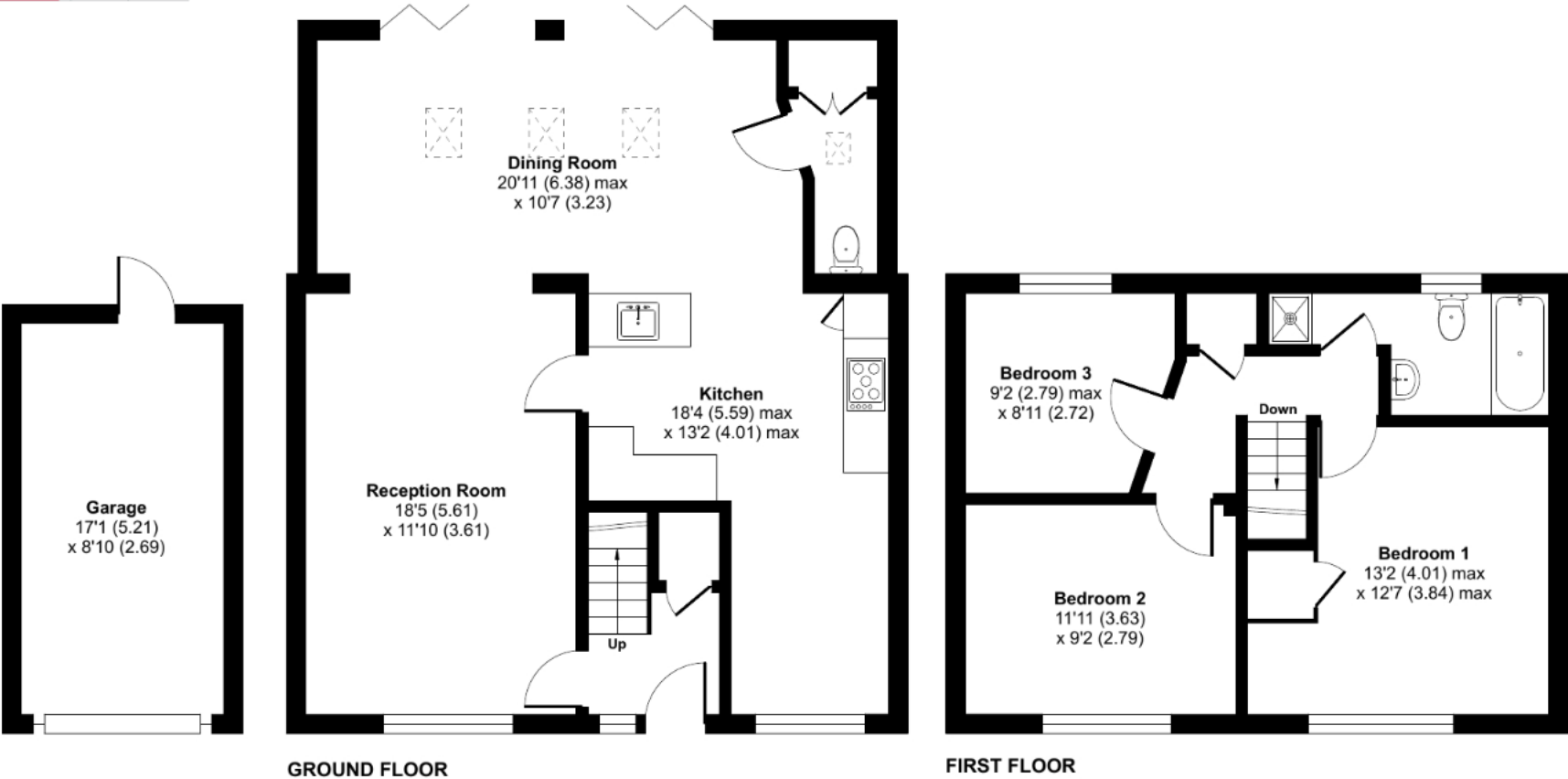
Council tax band - C



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Approximate Area = 1211 sq ft / 112.5 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1362 sq ft / 126.5 sq m
 For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1028084



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