



**79 Staite Drive**

Cookley, Dy10 3UA

**Andrew Grant**



# 79 Staite Drive

Cookley, DY10 3UA

**2 Bedrooms    1 Bathroom    1 Reception Room**

A rare opportunity to own a modern bungalow with stunning countryside views, nestled in a peaceful Cookley cul-de-sac.

- Modern and well-maintained two-bedroom bungalow with no onward chain.
- Quiet cul-de-sac location directly bordering pony paddocks and open countryside.
- Spacious living room with French doors providing delightful rural views.
- Double glazed sunroom, ideal for entertaining or enjoying peaceful surroundings.
- Landscaped, low-maintenance rear garden with tiered patio and countryside outlook.
- Generous driveway and attached single garage with direct internal access.

This exceptional bungalow offers a rare chance to enjoy tranquil rural living in the heart of Cookley village. Featuring two double bedrooms, a spacious living area and a beautifully landscaped garden backing onto open paddocks, it is perfect for those seeking a peaceful yet well-connected home. Situated within walking distance of village amenities, this property also boasts a garage, driveway and no onward chain, making it a must-see for discerning buyers.

**738 sq ft (68.6 sq m)**







## The kitchen

Well-maintained and functional, featuring matching light wood units, ample work surfaces with an inset ceramic sink and space for appliances. A pleasant double-glazed window offers views of the garden and a door leads into the sunroom.







## The living room

A bright and spacious room, enhanced by French doors that open to breathtaking views of the neighbouring fields. Large enough to accommodate a dining area, this is a perfect space for relaxing or entertaining.











## The sunroom

This versatile space, fully double-glazed, is perfect for dining, relaxing, or entertaining, while enjoying uninterrupted views of the garden and countryside. French doors provide access to the rear patio and an internal door connects to the garage.





## The primary bedroom

A spacious double bedroom with a large window and radiator, offering a comfortable and quiet retreat at the front of the bungalow.







## The second bedroom

Currently used as a snug, this generously sized room is versatile and well-suited as a second bedroom, home office or hobby room.





## The shower room

The shower room is a bright and functional space, featuring a shower cubicle, WC and wash basin.





## The garden

Beautifully landscaped for ease of maintenance, the garden features a raised patio ideal for al fresco dining, steps leading to a lower tier and direct views of pony paddocks, creating a serene outdoor escape.











## The driveway and parking

The property is approached via a generously sized tarmac driveway, leading to an attached single garage with up-and-over door and internal access from the sunroom.



## Location

The property enjoys a very desirable location, tucked away in a quiet cul-de-sac close to the village centre and directly bordering paddocks and open countryside at the rear.

Cookley is a delightful rural location, a thriving village with a real sense of community. 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, plus Cookley village hall and playing fields. The latter is a great part of the local lifestyle, hosting many events throughout the year and offering various facilities such as a BMX track, skateboard park, children's play area and community garden. There is also a cricket pitch and 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 nearby, offering a wealth of shops and amenities between them.

## Services

The property benefits from mains gas, electricity, water and drainage.

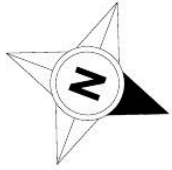
## Council Tax

The Council Tax for this property is Band C





# Staite Drive, Cookley, Kidderminster, DY10

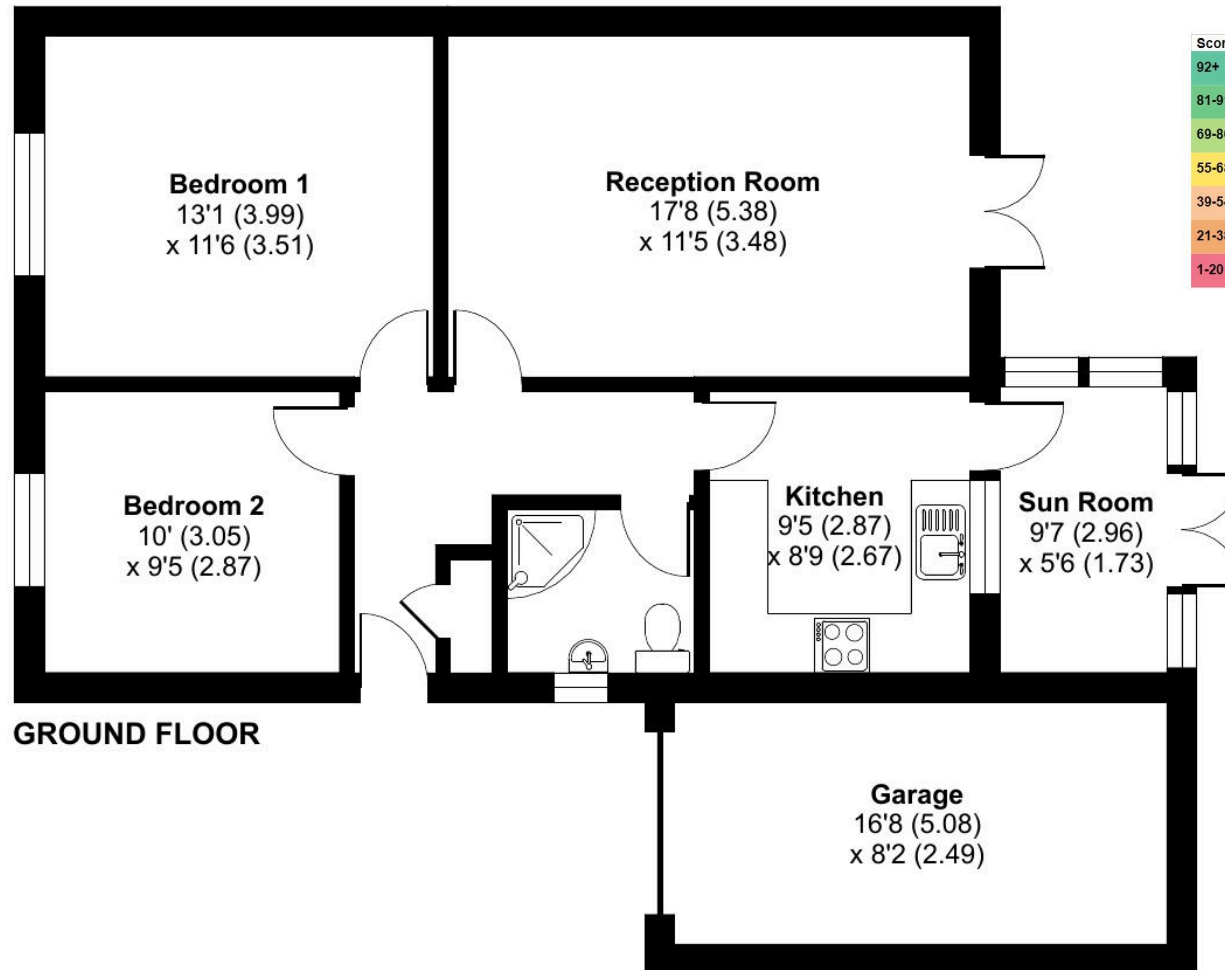


Approximate Area = 738 sq ft / 68.6 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 874 sq ft / 81.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)