



Cuttlestone Court, Frog Lane, Wheaton Aston

Offers In Region Of £595,000

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## Cuttlestone Court, Frog Lane, Wheaton Aston

**Lee Cooke Personal Estate Agents** highly recommends viewing this beautifully presented and deceptively spacious modern detached luxury home to truly appreciate all that it offers.

This exceptional family residence is accessed via a shared gated entrance, leading to ample off-road parking, a garage, and a delightful rear garden featuring an entertainment patio area.

Inside, the property boasts a generous entrance hall, a ground floor guest WC, a stylish lounge, and an **impressive open-plan luxury kitchen and dining area with a central island perfect for entertaining**. This space flows seamlessly into an adjoining orangery/sitting area, with a separate utility room also located on the ground floor.

The first and second floors offer **FOUR DOUBLE BEDROOMS** including a stunning 29-foot master suite complete with a dressing area and en suite. A further en suite and a spacious family bathroom complete the upper accommodation.

To arrange a viewing or for further details, please contact our office at Lee Cooke Personal Estate Agents.

Located in the ever popular village of Wheaton Aston. The village itself offers a wide range of amenities including two popular public houses, The Hartley Arms and The Coach & Horses, as well as scenic canal-side walks. Local shops such as Doal's convenience store and the Spar provide everyday essentials, while St Mary's Primary School, a GP surgery, pharmacy, 11.11 hair salon & nail bar, St Mary's Church with toddler groups, monthly group dog walks, TMA Trojan Marshal Arts club and WAGS Dog Grooming ensure the community is well-served. Wheaton Aston also boasts an active village hall with a selection of groups covering all age ranges, a junior football club, and a cricket club, providing a strong sense of community. Excellent road and transport links make commuting convenient, with the nearby A5 providing access to the M54 and M6 motorways. Larger shopping areas and further schools can be found in nearby towns.







### **Entrance Hall**

Featuring a composite double-glazed front door, engineered oak flooring, a smoke alarm, and doors leading to various ground floor rooms.

### **Ground Floor Guest WC**

Includes a low flush toilet, wall-mounted wash basin, central heated radiator, engineered oak flooring, and a double-glazed window to the front. Door leads to the entrance hall.

### **Family Lounge – 17' into Bay x 13'1"**

A bright and spacious room with a double-glazed bay window to the front and two additional double-glazed side windows. Features include engineered oak flooring, a log burner with internal over-lighting, and doors leading to adjacent rooms.









### **Entertainment Kitchen Diner – 20'2" x 16'2"**

An impressive open-plan kitchen/diner with bi-folding double-glazed doors opening onto the rear entertainment patio. Offers access to the sitting room/orangery, lounge, utility room, and entrance hall. The kitchen is fitted with a wide range of stylish wall and base units with oak work surfaces and a matching central island with breakfast bar and multi-coloured unit doors. Integrated appliances include a wine cooler, dishwasher, fridge, freezer, extractor hood, and space for a freestanding range cooker. Also features a 1½ drainer sink unit, engineered oak flooring, and an additional double-glazed window to the side.

### **Utility Room – 8'4" x 6'1"**

Includes a double-glazed door to side access, skylight to the ceiling, extractor fan, door to the garage, and further access to the kitchen. Fitted with plumbing for a washing machine, storage units, single drainer sink, central heated radiator, and extractor fan.

### **First Floor Landing**

A spacious landing ideal for use as a seating area. Features stairs with handrail and spindles leading to both the ground and second floors. Includes a storage cupboard with shelving and access to various rooms.

### **Bedroom Two – 13'7" x 10'2"**

Located on the first floor with a double-glazed front window, built-in wardrobes, central heated radiator, and access to the en suite.

### **En Suite Two**

Serving Bedroom Two, this en suite includes a walk-in shower, low flush toilet, wall-mounted wash basin, heated towel rail, extractor fan, ceiling spotlights, and a double-glazed window to the side.

### **Bedroom Three – 14'3" x 11'**

Situated at the rear of the first floor, featuring a double-glazed window, built-in wardrobe, central heated radiator, and access from the landing.

### **Bedroom Four – 11' x 16'2"**

Also located at the rear of the first floor, includes a double-glazed window and central heated radiator.

### **Family Bathroom**

Highly recommended viewing. Features a double-glazed skylight to the rear and double-glazed windows to the front. Comprises a fitted suite with a feature freestanding tub bath, wall-mounted wash basin set in a vanity unit, low flush toilet, two central heated radiators, shaving point, extractor fan, ceiling spotlights, and part tiled walls.





### **Second Floor Landing / Study Area**

Offers a dedicated study space, central heated radiator, stairs with handrail and spindles to the first floor, and access to various rooms.

### **Bedroom One With Dressing Area – 29'2" x 11' (max), 5'5" (min)**

A stunning master suite incorporating a spacious dressing area. Features include double-glazed windows to the front, side, and rear, a range of built-in wardrobes, two central heated radiators, and access to the en suite and second floor landing.

### **En Suite One**

Adjoining the master bedroom, this en suite features a walk-in shower, low flush toilet, wall-mounted wash basin, part tiled walls, heated towel rail, extractor fan, and a double-glazed window to the side.



### **Front Garden**

Accessed via a stable-style shared gated entrance with a shared driveway leading to the main parking area.

### **Rear Garden**

A beautifully landscaped entertainment space featuring dual bi-folding doors from the kitchen/diner and orangery. Includes external water tap, wall and feature lighting, dual gated access to the front, and a selection of trees, plants, and shrubs.

### **Sitting Area / Orangery – 14'2" x 13'**

Boasts bi-folding double-glazed doors opening to the rear patio area. Features include a vaulted ceiling with a feature vaulted window, engineered oak flooring, and open access to the kitchen area.







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