

Yoxall Cottage Malthouse Road, Stoke-On-Trent, ST10 4AG

£2,280 PCM





ABODE Lettings are excited to offer for the first time this charming character property is set in the desirable village of Alton, offering spacious accommodation and beautiful gardens with open views. The detached home features a sitting room, dining room, kitchen/breakfast room, rear porch, office/utility room, four bedrooms, and a family bathroom. An attached garage and extensive mature gardens surround the property, which is within walking distance of local amenities.

#### GROUND FLOOR

Entering through a timber door, the sitting room showcases original features, including exposed beams and a fireplace. The dining room, with a multi-fuel burner and quarry-tiled floor, leads to the kitchen, equipped with modern units, appliances, and dual-aspect windows. The rear hall provides garden access and leads to the utility room, and a ground-floor shower room.

#### FIRST FLOOR

Upstairs are four bedrooms with the extended master bedroom having dual-aspect views and access to the garage for easy movement of large furniture. Bedroom one has stunning views over the Chumet Valley and The Lord Shrewsbury while the further two bedrooms look onto Malthouse Road. There is also a large family bathroom with fitted storage.







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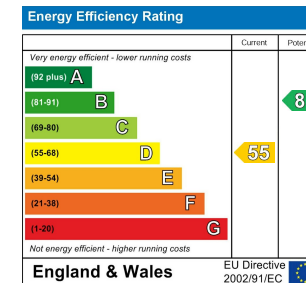
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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