

Fletcher & Company

The Outlook London Road, Weston, Stafford, ST18 0JS

£360,000

Freehold



- Recently Converted Barn
- Superbly Finished Throughout
- No Upper Chain
- Open Plan Living Kitchen
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Driveway with Ample Parking
- Generous, Lawned Garden
- Fabulous Views Over Farmland
- Viewing Recommended





Summary

Newly converted, superbly appointed three bedroom barn conversion with generous lawned garden and fabulous views over neighbouring farmland. The property is sold with the benefit of no upper chain and features underfloor heating. The centrepiece is a generous open plan, living kitchen with quality fitted kitchen, built-in appliances, feature high ceiling with exposed beams/trusswork, lounge/dining area, inner hallway leading to the principal bedroom with en-suite shower room off, two further bedrooms and a separate bathroom.

To the side of the property is a gravel driveway providing ample off-road parking. There is an impressive, mainly lawned garden with stunning views.

F&C

The Location

The property's location is on the outskirts of the village of Western which has a church and popular pubs. Nearby towns include Stafford and Uttoxeter which combine to offer a complete range of services. The property is set amid attractive, open countryside. Other places of interest within easy reach include Allerton Farm with café, National Trust Shugborough Estate and Cannock Chase.

Accommodation

Fabulous Open Plan Living Kitchen

19'10" x 16'5" (6.05 x 5.02)

A double glazed entrance door with matching side lights provides access to a fabulous, open plan, living kitchen with lounge/dining area and fitted kitchen incorporating wood effect preparation surfaces, inset sink unit with mixer tap, stylish fitted base cupboards and drawers, complementary wall mounted cupboards, inset induction hob, built-in over, integrated fridge/freezer and dishwasher, feature exposed beamed ceiling with lighting and wood effect flooring. Double glazed French doors to rear provide access onto the garden. There is open access to the inner hallway.



Inner Hallway

19'2" x 4'5" (5.85 x 1.35)

With built-in cupboard housing the hot water cylinder and electric boiler. An attractive, latched panelled door leads to the principal bedroom.

Principal Bedroom

10'7" x 9'11" (3.25 x 3.03)

With exposed beams and double glazed window to front.



Superbly Appointed Shower Room

7'7" x 7'1" (2.33 x 2.16)

With attractive tiling and suite comprising low flush WC, pedestal wash handbasin, spacious walk-in shower cubicle and double glazed roof light to rear.



Bedroom Two

9'11" x 8'11" (3.04 x 2.73)

With feature exposed beam and double glazed window to front.



Bedroom Three

11'6" x 7'2" (3.52 x 2.19)

With feature exposed beam and double glazed window to front.



Well-Appointed Bathroom

7'9" x 5'6" (2.38 x 1.69)

With stylish tiling, low flush WC, pedestal wash handbasin, panelled bath with shower attachment and feature exposed beam

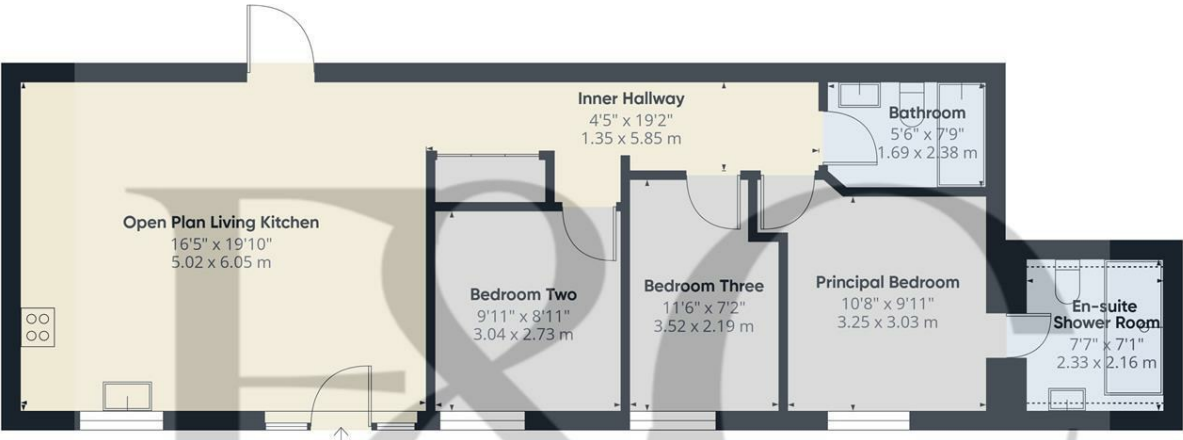


Outside

The property benefits from a gravel driveway providing ample, off-road parking and a generous, mainly lawned rear garden which backs directly onto open fields offering a fabulous view.



Council Tax Band



Approximate total area[®]

806 ft²
74.8 m²

Reduced headroom

5 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band:
Tenure: Freehold

