



Dove Cottage Leek Road, Wetley Rocks, ST9 0AR

Offers In The Region Of £350,000

- Unique semi-detached cottage with rural views to the rear
- Two reception rooms
- First floor bathroom with double ended bath and separate shower enclosure
- NO CHAIN!
- Fully enclosed private garden and driveway for up to four vehicles.
- Stunning orangery with under floor heating
- Snug with log burner
- Three bedrooms
- Study, utility and downstairs WC
- An abundance of storage throughout

Dove Cottage Leek Road, Wetley Rocks ST9 0AR

Whittaker & Biggs are delighted to bring to the market this delightful semi-detached cottage, offering a unique blend of character and modern living. The property boasts a generous 1,772 square feet of living space, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The stunning orangery, complete with underfloor heating and elegant sail blinds, provides a bright and airy space that seamlessly connects the indoors with the picturesque views of the rear garden. This tranquil setting is perfect for relaxation or hosting gatherings. In addition, there is a rear porch perfect for muddy boots after walking.

The cottage features three well-proportioned bedrooms, ensuring ample space for family or guests. A snug area with a log burner adds a cosy touch, making it an ideal spot to unwind during the colder months and has a feature panelled wall. The property also includes a study, utility room, and a convenient ground floor



Council Tax Band: C



Ground Floor

Entrance Hall / Dining Room

12'4" x 12'0"

Wood door to the frontage, UPVC double glazed window to the frontage, stairs to the first floor, understairs storage cupboard.

Snug

13'6" x 10'11"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, log burner, granite hearth, exposed brick surround, wood lintel, panelled wall, pipework for a radiator.

Breakfast Kitchen

13'6" x 12'9"

Units to the base and eye level, solid wood work top, breakfast bar, Dietrich four ring ceramic induction hob, Bosch electric fan assisted oven and grill, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a dishwasher, space for American style fridge freezer, inset ceiling spotlights, radiator, pantry, storage cupboard.

Orangery

16'1" x 12'11"

UPVC double glazed French doors to the rear, glass roof, sail blinds, under floor heating, inset ceiling spotlights.

Utility

8'3" x 7'0"

Worktop, space and plumbing for a washing machine, radiator.

WC

3'7" x 2'11"

Vanity wall mounted wash hand basin, chrome mixer tap, corner low level WC, extractor fan.

Study

7'0" x 4'6"

UPVC double glazed window to the rear, built in desk, radiator.

Rear Porch

6'0" x 4'9"

UPVC double glazed door to the rear, UPVC double glazed window to the side aspect, tiled floor, storage cupboards, radiator, gas fired wall mounted Main combi boiler.

First Floor

Landing

16'9" x 3'3"

UPVC double glazed window to the rear, storage cupboard, loft hatch.

Bathroom

9'6" x 8'2"

UPVC double glazed window to the rear, double ended panel bath, chrome mixer tap, separate shower enclosure, chrome fitment, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, fully tiled, extractor fan, storage cupboard.

Bedroom One

13'7" x 10'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, loft hatch.

Bedroom Two

12'7" x 10'7"

UPVC double glazed window to the frontage, radiator, storage cupboards.

Bedroom Three

12'11" x 7'0"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, block paved driveway, hedge and fence boundary, gated access to the rear.

To the rear, decked area, brick pizza oven, built in seating, block paved area, mature trees and shrubs fence boundary, views beyond.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

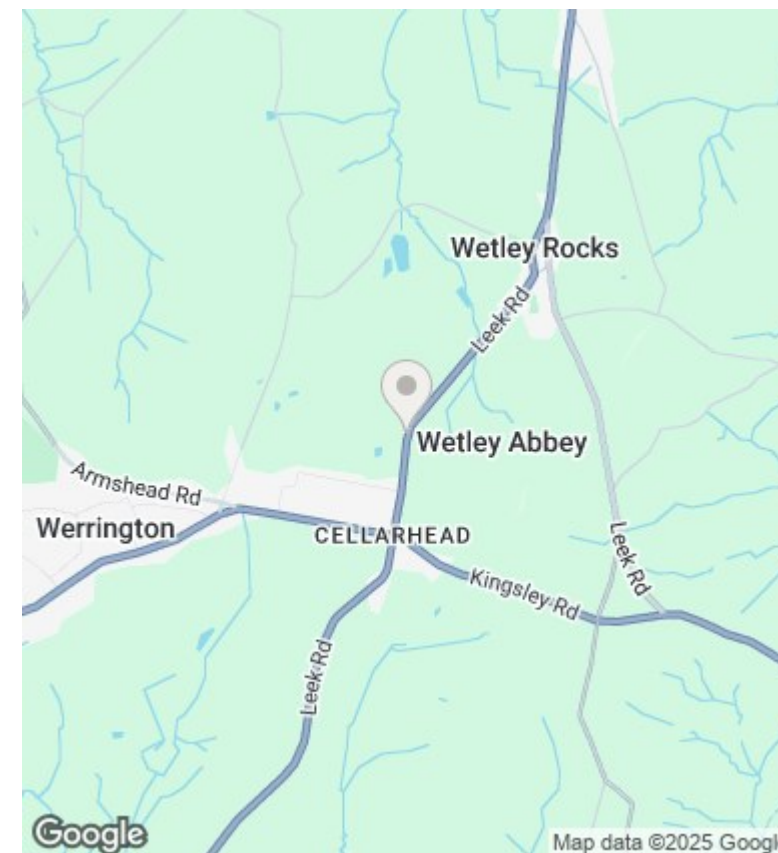
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		