



Webbs

Helping people move since 1924

High Street | Colton, Rugeley | WS15 3LG

Offers In The Region Of £495,000

 **Webbs**
estate agents

Summary

****WOW ** STUNNING DETACHED FAMILY HOME IN COLTON VILLAGE ** STUNNING CONDITION THROUGHOUT ** THREE/FOUR BEDROOMS ** TWO BATHROOMS ** THREE RECEPTION ROOMS ** DETACHED DOUBLE GARAGE COULD EASILY CONVERT TO AN ANNEX **SUBSTANTIAL ATTIC SPACE FOR FURTHER POTENTIAL****

****5 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION ****

Webbs Estate Agents are pleased to bring to the market a simply stunning family cottage located in the desirable Village of Colton, Staffordshire, the property offers country living but with all amenities within a short drive.

In brief consisting of an entrance porch and hallway, a stunning lounge with a feature fireplace, a study/bedroom four, a modern ground-floor shower room, a dining room and a stunning breakfast kitchen and utility room.

On the first floor, there are three further double bedrooms and a modern family bathroom, all rooms have stunning views, externally the property has a beautifully maintained garden with an allotment

Key Features

- ABSOLUTELY BEAUTIFUL VILLAGE COTTAGE
- FOUR BEDROOMS
- BREAKFAST WITH DINING AREA
- UTILITY ROOM
- DETACHED DOUBLE GARAGE
- DETACHED PROPERTY
- TWO BATHROOMS
- LOUNGE AND DINING ROOM
- STUNNING LANDSCAPED GARDEN WITH ALLOTMENT AREA
- AMPLE PARKING

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE

11'97 x 13'34 (3.35m x 3.96m)

DINING ROOM

9'6 x 16'32 (2.90m x 4.88m)

KITCHEN & BREAKFAST AREA

19'79 max x 10'40 max (5.79m max x 3.05m max)

UTILITY

BEDROOM FOUR / STUDY

7'99 x 9'36 (2.13m x 2.74m)

GROUND FLOOR SHOWER ROOM

LANDING

BEDROOM ONE

11'94 x 12'94 (3.35m x 3.66m)

BEDROOM TWO

9'4 x 12'12 (2.84m x 3.66m)

BEDROOM THREE

7'95 x 9'50 (2.13m x 2.74m)

BATHROOM

LANDSCAPED GARDEN

DETACHED DOUBLE GARAGE

DRIVEWAY

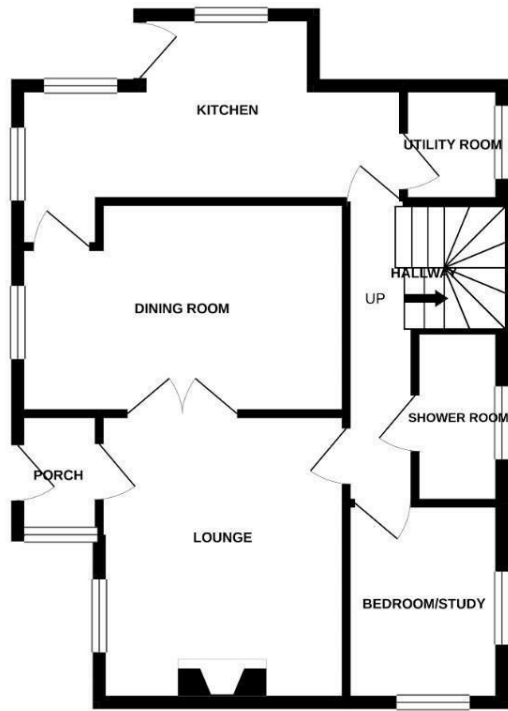
FURTHER DRIVEWAY

5 ACRES OF LAND

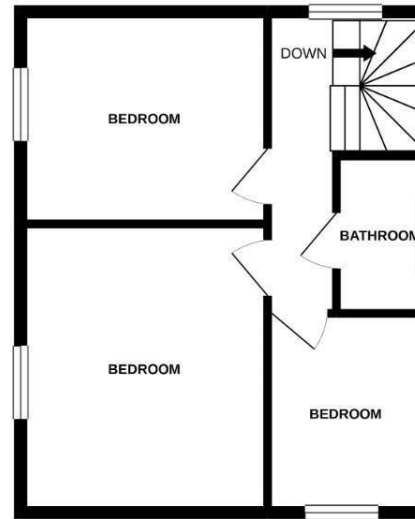




GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2021

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² A 125-150 kWh/m ² B 150-180 kWh/m ² C 180-220 kWh/m ² D 220-255 kWh/m ² E 255-300 kWh/m ² F 300+ kWh/m ² G	83	100-125 g/m ² A 125-150 g/m ² B 150-175 g/m ² C 175-200 g/m ² D 200-225 g/m ² E 225-250 g/m ² F 250+ g/m ² G	83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC