



## 2, Pool Cottages, Burston, Stone, ST18 0DR



**Asking Price £395,000**

A lovely semi-detached cottage in a tranquil position on the edge of this picturesque Staffordshire village. Number 2 Pool Cottage has remained in the same ownership for many years and has been extensively updated and improved to create a comfortable, well appointed home. Offering well proportioned accommodation with two reception rooms, stylish modern kitchen, two double bedrooms, the main bedroom enjoying an en-suite shower room and walk-in closet, and there is also guest bathroom. Step outside and you will discover private mature gardens In a lovely position on the edge of the village, strolling distance to Burston pool, close to Aston Marina and enjoying lovely country walks direct from the doorstep. Offered for sale with no upward chain.



**01785 811 800**

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#### Entrance Hall

Welcoming reception area with three windows giving plenty of natural light. Turned staircase to the first floor landing with cupboard below. Ceramic tile floor. Radiator.

#### Lounge

A cosy living space which features a window to the front of the house and French doors to the side opening onto the gardens. Feature beamed ceiling and oak engineered wood flooring. Raised hearth with feature stove. Radiator.

#### Dining Room

A well proportioned dining room with window to the front of the house and extended sitting area to the rear which has windows to two sides and French doors opening to the garden. Chimney breast with rustic brick fireplace and hearth, wooden mantle and open fire. Two radiators.

#### Kitchen

A smart modern kitchen featuring an extensive range of wall & base cupboards with painted 'shaker' style cabinet doors and co-ordinating granite effect work surfaces with inset twin bowl ceramic sink and chrome mixer tap. Integrated appliances comprise; ceramic electric hob with extractor hood over, eye level electric oven, fully integrated microwave, fridge and freezer, plumbing for washing machine. Ceramic tile floor and wall tiling between the work surfaces and wall cupboards. Windows to the front and rear. Radiator.

#### Landing

Turned staircase to a spacious first floor landing which has windows front and rear and a large skylight window. Radiator.

#### Bedroom 1

Large double bedroom with vaulted cottage ceiling and rear facing window. Radiator. Walk-in closet with wall mounted Baxi gas fired combi boiler.

#### En-Suite Shower Room

Featuring a stylish suite with corner quadrant shower enclosure with glass screen and thermostatic shower, wash bowl on vanity unit and enclosed cistern WC. Ceramic wall tiling to full height and wood effect tile floor. Chrome heated towel radiator. Rear facing window.

#### Bedroom 2

Double bedroom with vaulted cottage ceiling and windows to the front and side of the house. Radiator.

#### Guest Bathroom

White traditional style suite featuring; bath with chrome mixer shower attachment, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Radiator. Rear facing window.

#### Outside

The house is in a lovely position on the edge of the village, strolling distance to Burston Pool and with some lovely country walks quite literally on the doorstep. The cosy gardens are surrounded by tall hedges giving the house a good degree of privacy from neighbouring properties, with lawn areas, planted borders and several areas for sitting out and enjoying the sunshine. Gated block paved drive with parking for several cars.

#### Location

Burston village is a rural hamlet located to the south of Stone off the A51, and is approximately 3½ miles from Stone town centre by road. The village is slightly off the beaten track and is really quite idyllic, with a picturesque village pool, easy access to the canal tow path and is within walking distance of Aston Marina. The village is easily accessible to Stone, Stafford, Uttoxeter and The Potteries.

#### General Information

Services; Mains electricity & water. Drainage to a private septic tank system. LP gas fired central heating.

#### Tenure; Freehold

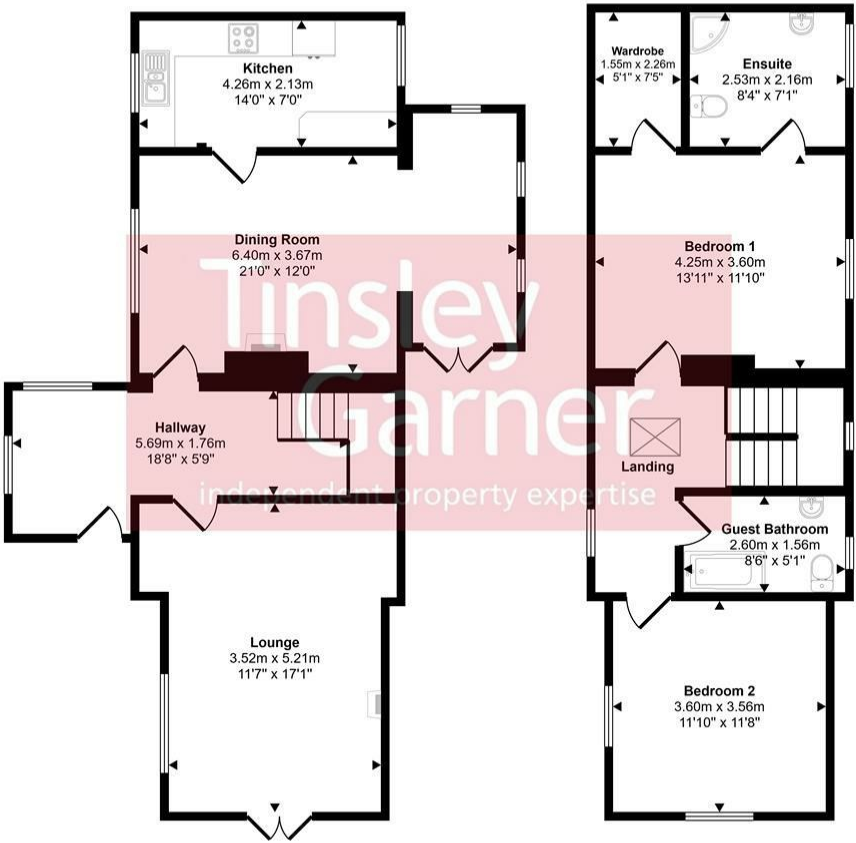
#### Council Tax Band D

#### Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
121 sq m / 1301 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shappy 360.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|                                             | 59      | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
|                                                                 | 55      | 55        |