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SALES & LETTINGS

Fir Bob, Hollington, ST10 4HT
£575,000

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This impressive and spacious four bedroom home enjoys a truly idyllic position, surrounded by open countryside and boasting stunning views across the surrounding fields.

Set within a generous plot, the property offers extensive outdoor space including a large lawned garden, a well-established vegetable patch, and a patio area- perfect for relaxing or entertaining. There is also a detached double garage, solar panels and ample off-road parking for multiple vehicles.

Located in a highly sought-after rural setting in Hollington, the property provides access to an abundance of scenic walks whilst still being within easy reach of the village of Tean, which offers a range of local shops, well-regarded primary schools, and everyday amenities. The nearby towns of Cheadle and Uttoxeter are just a short drive away, providing a wider selection of facilities, along with convenient access to the A50 for commuting further afield.

Internally, the home is well presented throughout and retains a wealth of character features, offering both charm and practicality. The ground floor briefly comprises;- an entrance porch, welcoming hallway, kitchen/diner, utility room, WC, living room, dining room, study, and conservatory. To the first floor, there are four well-proportioned double bedrooms, two of which benefit from ensuite facilities, along with a family bathroom.

Properties in such a desirable setting rarely come to the market, and early viewing is highly recommended to fully appreciate all that is on offer.

What3words: ///humid.archduke.mental

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Entrance Porch
Door leading into from the side, UPVC double glazed windows to the front and rear elevations, tiled flooring.

Hallway
Tiled flooring, storage cupboard housing the boiler.

Kitchen Diner
Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker, grill and hob with extractor hood above. Space for an under counter fridge freezer, tiled flooring and walls, beams, UPVC double glazed windows to the front and side elevations, central heating radiator and ample space for a dining table and chairs.

Utility Room
Base level units with complimentary worktops, two bowl stainless steel sink, space and plumbing for a washing machine and tumble dryer, central heating radiator, tiled flooring and walls, UPVC double glazed window to the rear elevation.

Hallway
Wooden parquet flooring, UPVC double glazed windows to the rear elevation and door leading into from outside, central heating radiator, stairs leading up to the first floor and under stairs storage cupboard.

WC
WC and wash hand basin, central heating radiator, UPVC double glazed window to the rear elevation, tiled walls and wooden parquet flooring.

Living Room
UPVC double glazed windows to the front and side elevations, two central heating radiators, feature fireplace with multi fuel burner, beams.

Dining Room
Central heating radiator, beams, UPVC double glazed patio doors leading into the conservatory.

Office
UPVC double glazed window to the front elevation, central heating radiator.

Conservatory
Tiled flooring, UPVC double glazed windows surrounding and patio doors leading out into the garden.

Landing
UPVC double glazed window to the rear elevation, central heating radiator, loft access and airing cupboard.

Master Bedroom
UPVC double glazed windows to the front and side elevations, central heating radiator, built in wardrobes, drawers and dressing table.

Ensuite
Shower cubicle and wash hand basin with cupboard below, drawers and shelving. Central heating radiator and UPVC double glazed window to the rear elevation.

Bedroom
UPVC double glazed windows to the front and side elevations, two central heating radiators.

Ensuite
WC, wash hand basin and shower cubicle with glass shower screen, tiled flooring and walls, towel radiator and spot lighting.

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Bedroom
UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes, dressing table and bedside tables.

Bedroom
UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes, dressing table and bedside tables.

Bathroom
WC, wash hand basin, bath and shower cubicle. Panelling, UPVC double glazed window to the rear elevation, central heating radiator and tiled walls.

Garage
Up and over door to the front, overhead storage, UPVC double glazed window to the rear elevation and personal door leading in from the side. Power and lighting and side storage room.

Outside
The property is set within a sizeable plot, comprising of a large lawned area, well established vegetable patch and patio area. The driveway allows access to the detached double garage, which also boasts its own storage room. The garden enjoys an open outlook over surrounding countryside, and features mature borders, trees and an outside water tap.

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These checks may be requested during the offer process.

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All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

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Services and Installations

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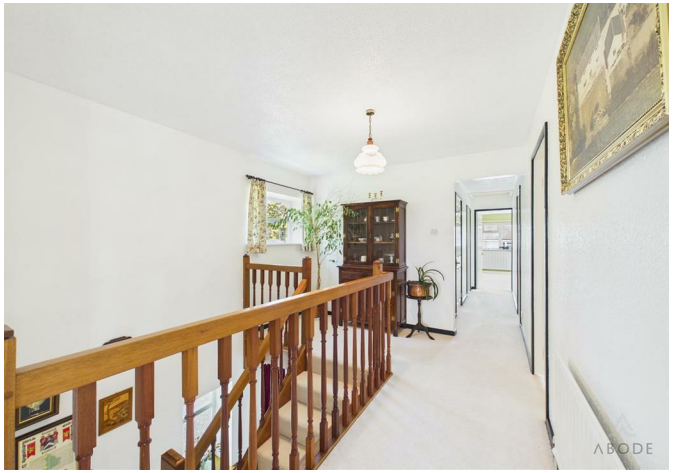
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Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

236.1 m²

2542 ft²

Reduced headroom

0.3 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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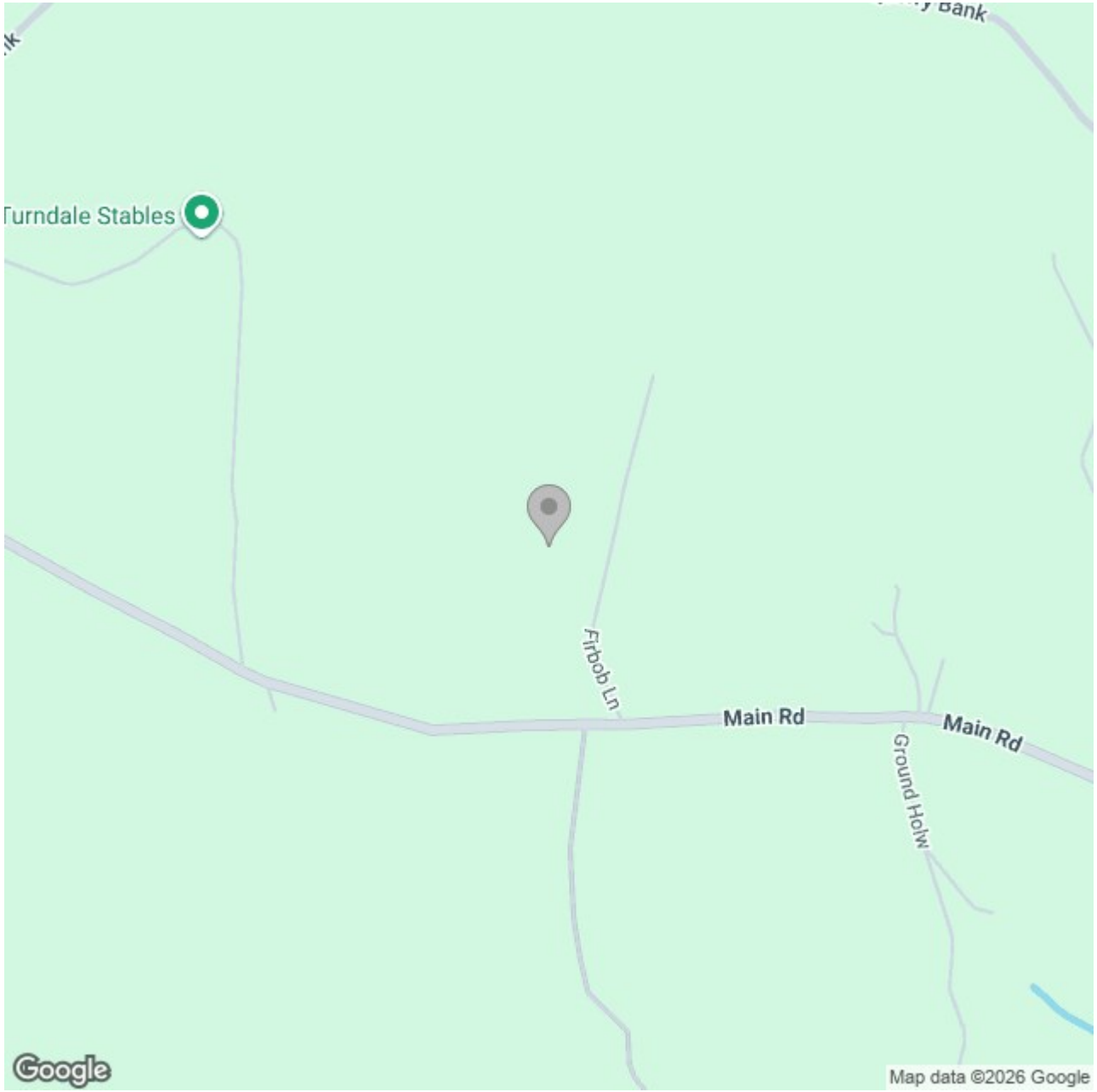

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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