



“Holly Cottage”, Main Road, Betley CW3 9AB



A most attractive and appealing modern three bedroom link detached home set within a delightful tranquil courtyard in Betley village centre affording well laid out and appointed accommodation benefiting from driveway and garaging. Available with NO CHAIN for early completion. Viewing recommended.

- A most appealing modern three bedroom link detached house
- Standing in the corner of a select courtyard within Betley village
- In a highly favoured position within a most sought after village
- Providing well appointed and well laid out accommodation
- Driveway and link attached garage
- Three first floor bedrooms, en-suite shower room and bathroom
- Porch, reception hall, cloakroom
- Spacious lounge with dining area enjoying lovely aspects over the rear garden
- NO CHAIN

Agents Remarks

This lovely home stands in a highly favoured position in a small select courtyard and is set within a lovely situation in the village of Betley. Betley is a very well regarded village in North Staffordshire close to the Cheshire border and provides shop and post office, renowned public houses, junior schooling and a church and is surrounded by delightful countryside providing a range of leisure pursuits.

Property Details

The property stands in a delightful tranquil cobbled courtyard of just three detached houses and is set back behind a cobbled driveway with a paved path leading through front gardens to a raised tiled step beneath a tiled canopy porch. A handsome door allows access to:

Reception Hall

A lovely entrance to the property with a central archway, coved ceiling, exposed pine panel floor, exposed pine spindle returned staircase to first floor with arched window to gable elevation, radiator, door to under stairs storage cupboard and a door leads to:

Cloakroom 4' 6" x 5' 0" (1.37m x 1.52m)

With a wall mounted wash basin, WC, pine floor and double glazed window to front elevation.



From the Reception Hall a door leads to:

Open Plan Lounge/Dining Area 23' 5" x 9' 7" (7.13m x 2.93m)

Lounge Area

With three double glazed windows to courtyard elevation, radiator, pine floor, coved ceiling and a living flame gas fire upon raised hearth within attractive surround.

Dining Area

With a double glazed bay window to rear elevation incorporating double glazed door overlooking rear gardens, pine flooring, coved ceiling and radiator.

From the Reception Hall a door leads to:

Breakfast Kitchen 8' 6" x 10' 6" (2.59m x 3.20m)

With base and wall mounted units, built-in electric oven, four ring hob with filter canopy over, single drainer sink with mixer tap, double glazed window and door to rear elevation, breakfast counter, tiled floor, coved ceiling, part tiled walls and recessed ceiling lighting.

First Floor Landing

With access to loft, coved ceiling and a door leads to:

Bedroom One 12' 2" x 9' 7" (3.70m x 2.91m)

With a double glazed window to rear elevation, radiator, pine floor, coved ceiling and a door leads to:

En-Suite Shower Room

With a shower enclosure, vanity wash basin, and chrome towel radiator.

Bedroom Two 10' 11" x 9' 7" (3.33m x 2.93m)

With two double glazed windows to front elevation and radiator.

Bedroom Three 8' 9" x 8' 8" (2.66m x 2.65m)

With a double glazed window to rear elevation and radiator.

Bathroom

With a pine panelled bath incorporating shower tap, WC, pedestal wash basin, half tiled walls, radiator, double glazed window, pine floor and recessed ceiling lighting.

Externally

The property stands in the corner of a tranquil close which incorporates just three houses of similar style. The courtyard is approached through an archway off the main road within Betley and the approach leads to the property on the left hand side and to its garage with a drive to the



front. A path from the side of the property allows access to the rear garden which benefits from a lawned area, paved patio and is delightfully sheltered by mature trees.

Garage 21' 9" x 8' 2" (6.62m x 2.48m)

With an up and over door to front, light, power and personal door to rear garden.

Tenure
Freehold.

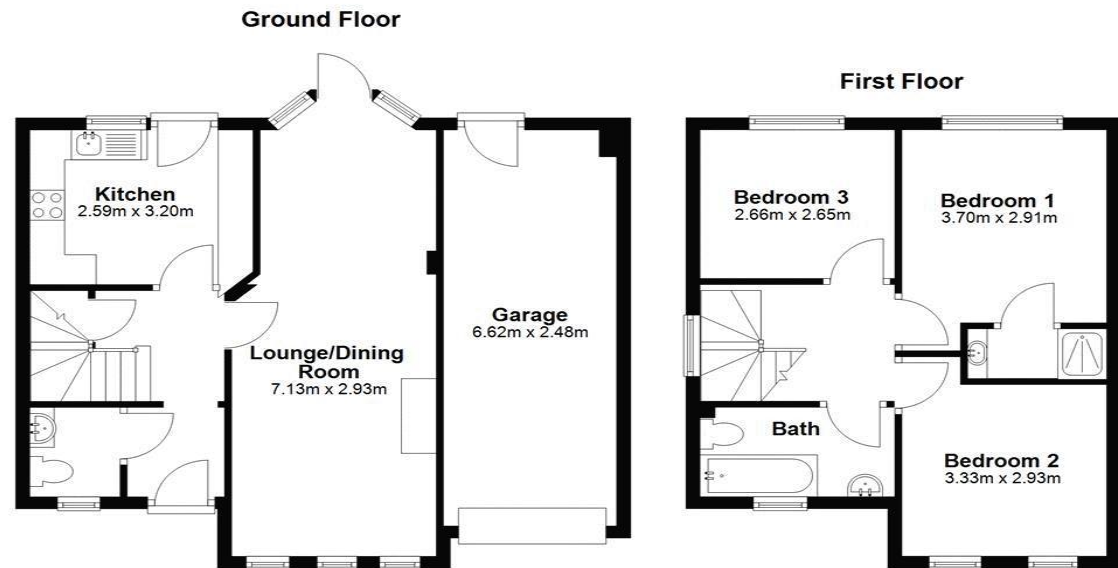
Services
All main services are connected (not tested by Cheshire Lamont).

Viewings
Strictly by appointment only via Cheshire Lamont.

Directions
From Nantwich proceed out of town along A500 towards the M6 motorway and turn right towards Betley and Newcastle Under Lyme. Proceed past Wychwood Park and continue for two miles into Betley Village. Upon entering the village proceed for a further 200 yards and the property is set within a courtyard through an archway on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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