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SALES & LETTINGS

Cotton Lane, Cotton, STI0 3DN

£325,000

https://www.abodemidlands.co.uk

This three-bedroom semi-detached home occupies a generous plot in a highly desirable countryside setting. Conveniently located in the sought-after village of Cotton, the property enjoys easy access to The Faber Catholic Primary School and Nursery, The Star at Cotton country pub, and is just a short drive from Alton Towers. The nearby market towns of Cheadle, Leek, and Ashbourne provide a wider range of amenities, shops, and schools.

The property offers spacious living accommodation, useful outbuildings, and gardens to the side and rear, together with a driveway providing off-road parking. Surrounded by beautiful countryside, Cotton is renowned for its stunning scenery and picturesque walks.

In brief, the accommodation comprises;- a living room, dining room, and kitchen to the ground floor. To the first floor. there are three well-proportioned bedrooms and a family bathroom. The property also benefits from delightful countryside views to both the front and rear.

Ideal for buyers looking to put their own stamp on a home in a sought-after rural location, early viewing is highly recommended.

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Living Room
Door leading in from the front, central heating radiator, wooden glazed window to the front elevation and feature fireplace with tiled hearth and surround.

Dining Room
Two UPVC double-glazed windows to the side elevation, feature fireplace with tiled hearth, central heating radiator, stairs leading up to the first floor and understairs storage cupboard.

Kitchen
Base and eye-level units with complementary worktop, stainless steel sink with draining board, space and plumbing for a fridge freezer, washing machine and cooker with extractor hood above. Partially tiled walls, UPVC double-glazed window to the side elevation, door leading out into the garden.

Landing
Loft access, UPVC double glazed window to the side elevation.

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

Bedroom
UPVC double glazed window to the rear elevation overlooking woodland, central heating radiator.

Bedroom
UPVC double glazed window to the side elevation, central heating radiator.

Shower Room
White suite comprising;- WC, wash hand basin, walk-in shower with waterfall and handheld showerhead and glass shower screen. Partially tiled walls, central heating radiator, UPVC double glazed window to the side elevation and storage cupboard.

Outside
To the side of the property there is off road parking, with access to the side and rear gardens. The sizeable gardens are mainly laid to lawn, and comprise a variety of plants,

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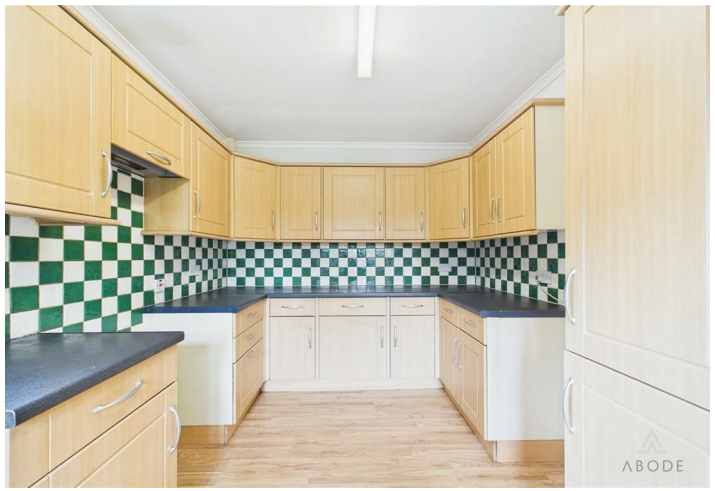
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shrubs, hedging and trees. To the rear there is access to the garden shed, outhouses and oil tank.

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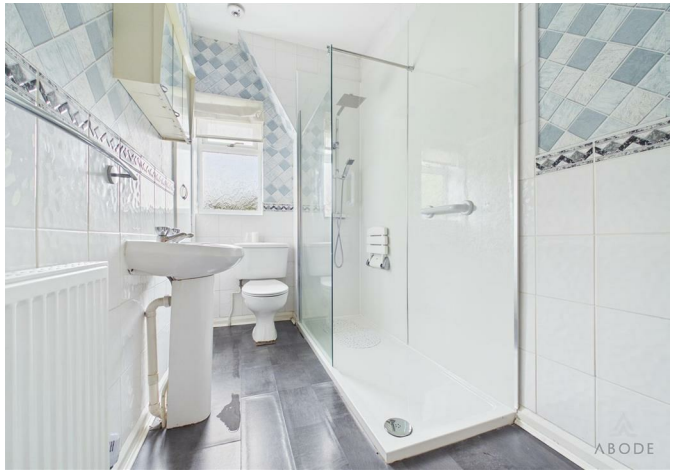
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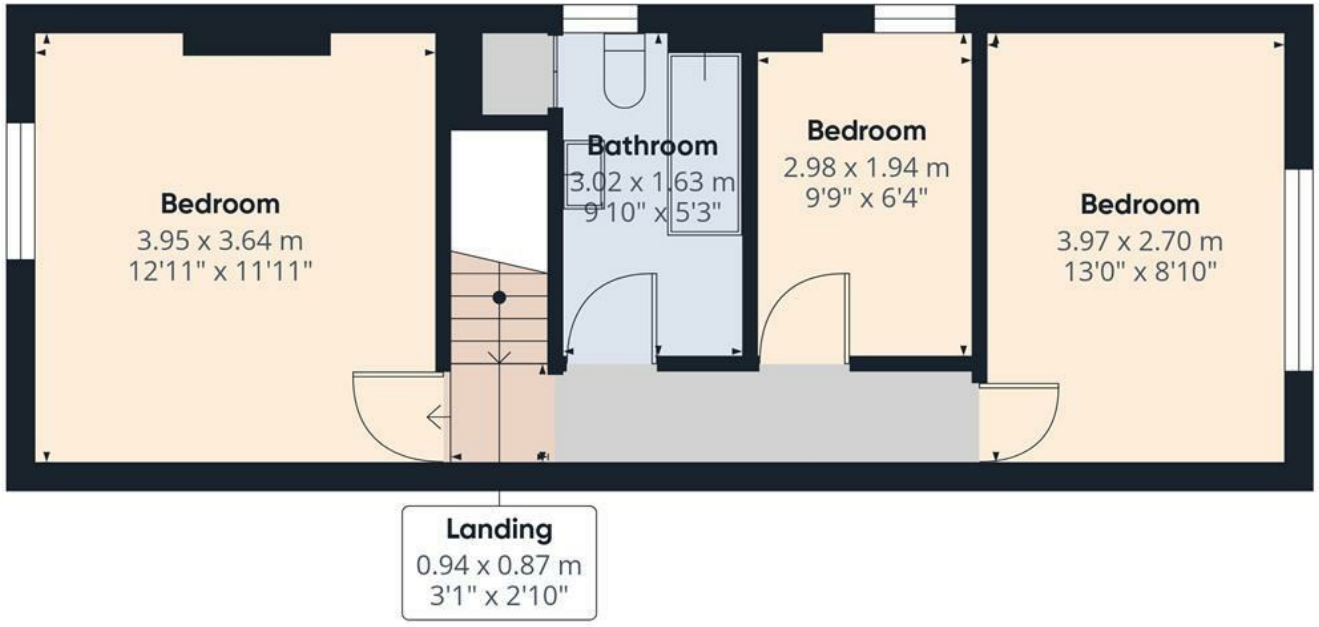
Floor 0



Floor 1

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Approximate total area(1)

83.6 m²

900 ft²

(1) Excluding balconies and terraces

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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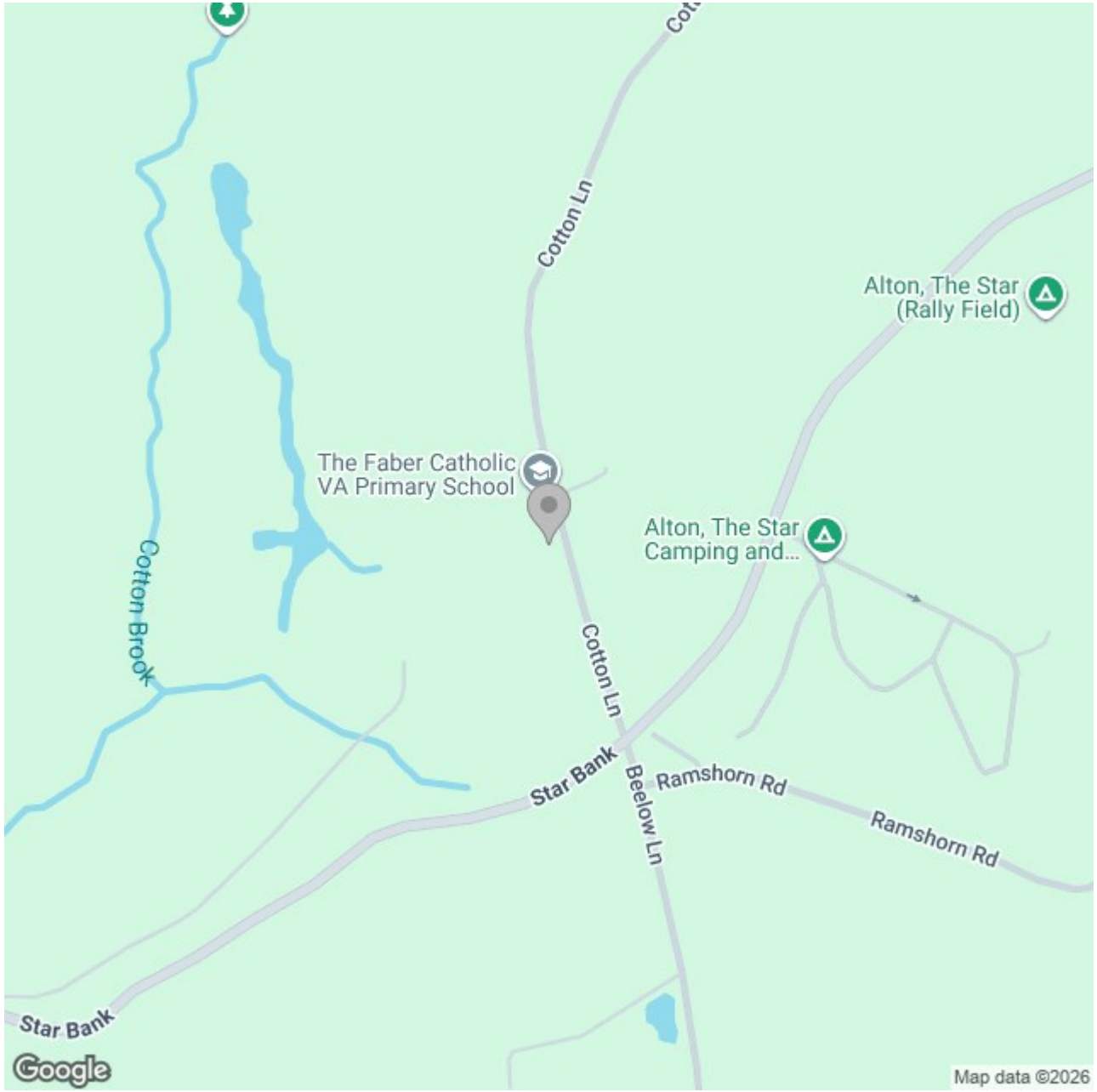
St Wilfrid's
Cottages
Grey Stones



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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