



**Bramble Cottage, Barlaston Road, Cocknage, Stoke-On-Trent, ST3 4AH**



**£795,000**

Bramble Cottage is an extended, high specification, detached family home nestled in a circa 1/3 acre plot. Boasting far reaching open aspect views and offering flexible, spacious accommodation comprising: entrance hall, living room, garden room, dining room, study, superb breakfast kitchen, utility, guest cloakroom and rear porch. To the first floor there are four double bedrooms, separate dressing room, two ensuite shower rooms and a family bathroom. The property is approached via a gravelled carriage driveway providing generous off road parking before a detached double garage, also with converted stable studio/gym, and mature gardens to both front and rear providing oodles of space for outdoor living with friends and family. Cocknage is a leafy and quiet location with easy access to local amenities, schools and commuter routes.

Seeing is believing - Early viewing essential.



**01785 811 800**

**<https://www.tgprop.co.uk>**



#### Reception Hall

A hardwood panelled and part obscure glazed front door with side windows opens to the welcoming hallway. With two radiators, uPVC double glazed window to the front elevation, carpet and central heating thermostat. Doorways to the dining room, breakfast kitchen, guest cloakroom and access to the first floor stairs.

#### Dining Room

Offering a feature chimney breast opening with tiled back, hearth and inset cast iron fire grate. Two wall lights, uPVC double glazed window to the front of the property, two radiators, carpet and doorway to the inner hall.

#### Guest Cloakroom

Fitted with white suite comprising: low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Radiator, uPVC obscure double glazed window to the front aspect and planked oak finish vinyl flooring.

#### Breakfast Kitchen

An impressive kitchen fitted with an extensive range of off white finish wall, floor and display units, under wall unit lighting, kickboard electric fan heater, contrasting granite worksurfaces with matching upstand, underset composite sink with brushed chrome swan neck Quooker boiling tap. Recessed ceiling lights, two uPVC double glazed windows overlooking the rear garden, radiator, travertine floor, TV connection, doorways to the rear porch and inner hall.

Appliances including: ceramic electric hob with splash-back and stainless steel extractor fan with light above, integral electric double oven, fridge, freezer and dishwasher.

#### Rear Porch

With two uPVC double glazed windows to the side and rear aspects, travertine flooring and solid hardwood external door.

#### Inner Hall

With travertine floor, under stairs storage cupboard, radiator, doorways to the living room, study, breakfast kitchen and utility.

#### Living Room

A spacious and cosy reception room offering a chimney breast opening with tiled hearth and inset wood burning stove, uPVC double glazed windows to the front and side elevations, French doors opening to the garden room, three radiators, carpet and TV connection.

#### Garden Room

A lovely additional reception area, just perfect for entertaining family, friends and stepping out into the rear garden. With uPVC double glazed windows to the side aspect and French doors opening on to the rear patio, two radiators and tiled floor.

#### Study

With uPVC double glazed windows and door opening to the rear patio and garden, recessed ceiling lights and coving, built-in shelving, radiator and carpet.

#### Utility

Fitted with off white finish wall and floor units, black slate effect work surfaces with matching upstands, inset stainless steel sink and drainer with chrome mixer tap. Recessed ceiling lights, travertine floor, radiator, uPVC double glazed window to the rear aspect and loft access. Plumbing for a washing machine and space for a tumble dryer.

#### First Floor

##### Stairs & Landing

With carpet throughout, uPVC double glazed window to the rear of the property, radiator, loft access, cupboard housing the hot water storage system, doorways to the dressing room, bedroom two, bedroom four and the family bathroom.

##### Dressing Room

With two rear aspect uPVC double glazed windows, radiator, carpet, doorways to bedrooms one and three.

#### Bedroom One

Offering built-in wardrobes and storage, uPVC double glazed windows to the rear and side elevations with far reaching views, radiator, carpet and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, corner shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, fully tiled walls, uPVC obscure double glazed window to the side aspect, towel radiator, shaver point, carpet and loft access.

#### Bedroom Two

With decorative fireplace, built-in wardrobes and storage, uPVC double glazed windows to the front elevation, carpet and radiator.

#### Bedroom Three

With uPVC double glazed windows to the front of the cottage, built-in wardrobes and storage, radiator, carpet and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, uPVC obscure double glazed window to the front aspect, towel radiator and scrubbed oak effect vinyl flooring.

#### Bedroom Four

Offering a uPVC double glazed window to the front aspect, storage cupboards, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome taps, standard bath and panel with chrome taps. Recessed ceiling lights, fully tiled walls, uPVC obscure double glazed window to the rear aspect, chrome towel radiator, shaver point and scrubbed oak effect vinyl flooring.

#### Outside

The property is approached via a gravelled carriage driveway providing extensive off road parking before a detached sectional double garage. The garage has two steel up & overs door to the front and one to the rear, power, lighting and side access door.

#### Front

With ornate wrought iron railings to the front boundary, lawns, mature hedgerows and trees, stocked flowerbeds, shrub borders and side access to the rear garden via wooden gate and pathway.

#### Rear

The delightful, enclosed and private gardens boast an enviable far reaching open aspect. With lawn, paved patios and pathways, stocked flowerbeds and borders, vegetable patch, mature hedgerows and trees, garden shed and external water connection.

Converted detached stable, ideal as a gym/study/studio with two uPVC double glazed windows, power, lighting, wall mounted electric panel heater and loft access.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

#### Services

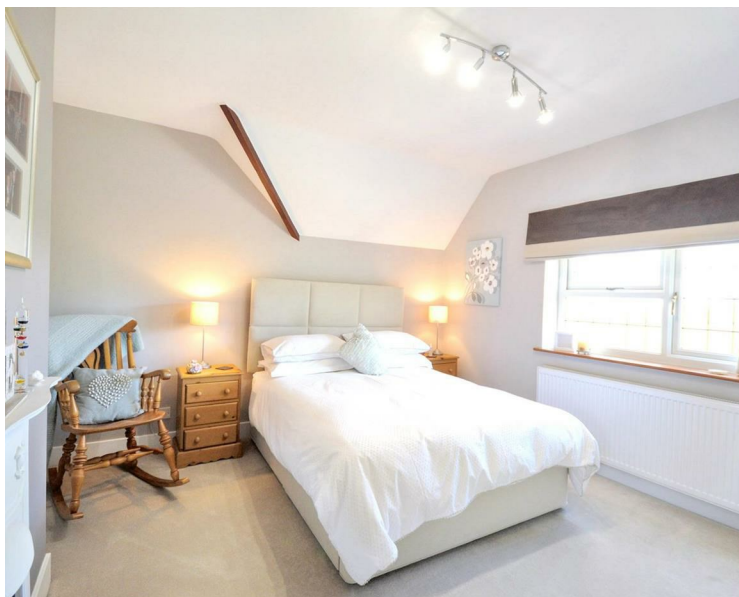
Mains water and electricity.

Oil fired central heating (Firebird external boiler).

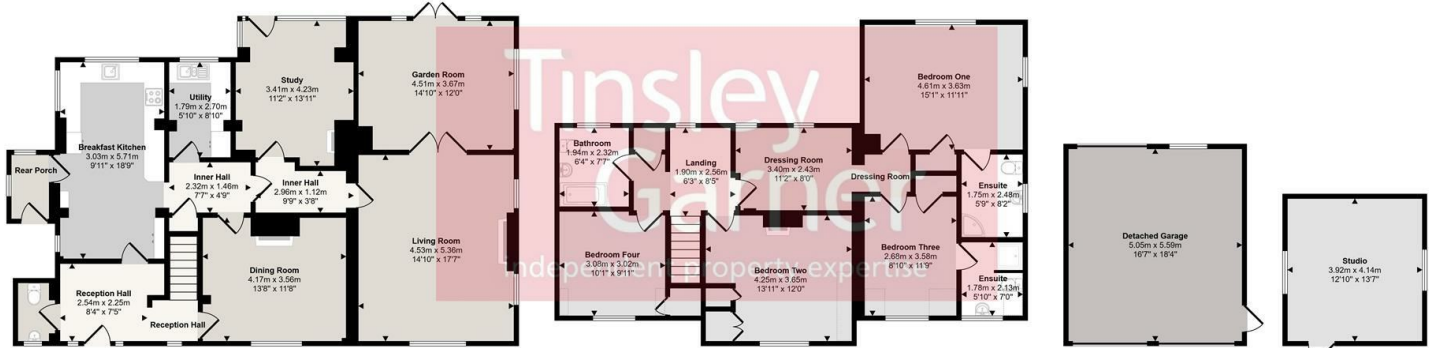
Septic tank

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
236 sq m / 2757 sq ft



Ground Floor  
Approx 120 sq m / 1294 sq ft

Denotes head height below 1.5m

First Floor  
Approx 92 sq m / 985 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 Simpley 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			
		60	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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			
		55	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		