



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £405,000

ENSON LANE, STAFFORD, STAFFORDSHIRE, ST18 9TA



## KEY FEATURES

- 3 BEDROOM COUNTRYSIDE COTTAGE • MANY ORIGINAL FEATURES • COSY LIVING ROOM AND FORMAL DINING ROOM • ENCLOSED REAR GARDEN • SINGLE GARAGE • EXQUISITE VIEWS OVER OPEN-COUNTRYSIDE
- EXCELLENT COMMUTER LINKS

## DESCRIPTION

Austin & Roe are delighted to bring to the Sales market this beautifully presented Three Bedroom Semi-Detached Countryside Cottage with many original features and stunning views over open countryside. Located in the rural hamlet of Enson, with easy access to the village of Sandon and just a short drive to the M6 opening up the motorway network.

The Property Comprises and Entrance Porch, Living Room, Study, Dining / Breakfast Room and Kitchen on the Ground Floor; on the First Floor are the Three Bedrooms and the Family Bathroom. The Property benefits from gas central heating and double glazing throughout.

To the front of the property is a raised garden of two halves, one side laid to lawn with box hedging, the other gravelled with feature central circular paving and path leading to the Porch and Garden access. To the rear is a pretty enclosed garden, mainly laid to lawn with mature trees, natural hedging and a paved patio area for Alfresco dining and entertaining. To the rear of the garden is a large insulated shed and a children's playhouse overlooking the fields beyond. To the rear of the property is a garage for one vehicle.

Viewing is highly recommended.

The Council Tax is D  
Mains Electricity and Gas central Heating  
Mains Water, Drains and Septic Tank  
Broadband FTTP  
Broadband coverage  
Very Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/enson-cottage>

## LOCATION

From our office in Granville Square at the top of the High Street, take the right hand lane onto Christchurch Way, keep in the right hand lane turning right into Stafford Street and straight ahead on to Stafford Road. At the Walton traffic island turn left on to the A34, at the Aston traffic island continue straight on to the A34, after approximately 1 mile turn left on to Enson Lane, after around 2 miles the property is on your right.

## GROUND FLOOR

**Porch - 4' 5" x 3' 10" (1.37m x 1.19m)** Entering through a sage green composite door in to the Porch, which has exposed brickwork walls, a double glazed window to the front aspect, red quarry tiled flooring and a wooden panelled ceiling. The original white pebbledash finish which would have been the original external wall with a modern oak door lead in to the Living Room.

**Living Room - 17' 3" x 17' 7" (5.27m x 5.37m)** The cosy Living Room has pale grey décor, a white ceiling with exposed wooden beams, a brick fireplace with oak beam and log burning stove, a double glazed window to the front aspect with a wall mounted central heating radiator below, grey fitted carpet and original wooden doors leading to the Study and the Dining Room.

**Study - 7' 2" x 10' 1" (2.2m x 3.09m)** From the Living Room, up two steps to the Study, which has neutral décor, a semi vaulted wooden



panelled ceiling with central light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and wooden flooring.

**Dining / Breakfast Room - 19' 10" x 13' 6" (6.05m x 4.13m)** The Dining / Breakfast Room is a lovely light space, which has neutral decor, with the original ceiling beams and large open fireplace with exposed brickwork and oak beam, part of the plaster to two of the walls has been removed at low level to reveal the original brick creating a lovely feature, the space opens up toward the rear in to a brick built extension, with vaulted ceiling, feature pendant light fitting and four double glazed windows and a door leading to the garden. The flooring is split between neutral mosaic pattern ceramic tiling and wood effect tiling to create two areas possibly for a change in furniture style.

**Kitchen - 13' 6" x 6' 0" (4.13m x 1.83m)** Through an open archway from the Dining Room in to the Kitchen, which has neutral décor, a white wooden panelled ceiling with central spot lights, a double glazed window to the rear aspect, a wall mounted central heating radiator and ceramic tiled floor. There is a range of cream base and wall units with quartz counter top and upstand, a cream tiled splashback, a Belfast sink with swan neck mixer tap, an electric counter top hob with integrated oven below and extractor hood, integrated dishwasher, washing machine and tumble dryer.

## FIRST FLOOR

**Stairs and Landing - 6' 0" x 6' 3" (1.84m x 1.92m)** The characterful staircase rises from the Living Room, with neutral décor, exposed wooden beams, red and neutral patterned tartan fitted carpet, half height neutral painted wall panelling with handrail and a white vaulted ceiling with two Velux roof windows and two pendant light fittings. The stairs split part way, one side leading to two Bedrooms, the other to one Bedroom and Family Bathroom.

**Bedroom 1 - 12' 3" x 11' 0" (3.74m x 3.36m)** Bedroom 1 has neutral decor, a white ceiling with exposed wooden beams and a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, two built in wardrobes and neutral fitted carpet.

**Bedroom 2 - 12' 7" x 8' 9" (3.85m x 2.68m)** Bedroom 2 has white décor, a white semi vaulted ceiling with exposed wooden beams and central light fitting, a double glazed dormer window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Bedroom 3 - 13' 7" x 8' 5" (4.16m x 2.59m)** Bedroom 3 has white décor, there are exposed beams to one wall, a white semi vaulted ceiling with painted wooden beams and central light fitting, a double glazed dormer window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Family Bathroom - 8' 0" x 6' 3" (2.44m x 1.92m)** The Family Bathroom has full height pale stone effect ceramic tiled walls, a white clad ceiling with exposed wooden beam and recessed spot lights, an obscured glass double glazed window to the front aspect and white tiled floor. The sanitaryware consists of a large showering cubicle with glass doors and chrome fittings, with a large rainfall shower head. A white vanity unit with inset wash hand basin with chrome mixer tap and concealed cistern wc with push button flush.

## EXTERIOR

**Outside Spaces** - To the front of the property is a raised garden of two halves, one side laid to lawn with box hedging, the other gravelled with feature central circular paving and path leading to the Porch and Garden access. To the rear is a pretty enclosed garden, mainly laid to lawn with mature trees, natural hedging and a paved patio area for Alfresco dining and entertaining. To the rear of the garden is a large insulated shed and a children's playhouse overlooking the fields beyond. To the rear of the property is a garage for one vehicle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

