



**The Warren, Newcastle Road, Cotes Heath, Stafford, ST21 6RX**



**Asking Price    £575,000**

The Warren is an impressive detached family home nestled within a generous size plot in Cotes Heath. The property has been extended and extensively upgraded by the present owner and offers plenty of room both inside and out for entertaining friends and family. With accommodation including: entrance hall, study, dining room, superb open plan living space, inner hallway, guest cloakroom, breakfast kitchen and separate utility. To the first floor there are four double bedrooms, two with ensuite facilities, and a family bathroom. The property is approached via a private driveway providing generous off road parking before a detached double garage. Also benefitting from gas central heating, uPVC double glazed windows and doors plus a large enclosed and private rear garden. Early viewing highly recommended.



**01785 811 800**

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





#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. Offering a tiled slate floor, radiator with ornate surround, under stairs storage cupboard, central heating thermostat, doorways to the study, living room and access to the first floor stairs.

#### Study

With uPVC double glazed window to the front elevation and side window, ceiling coving, oak engineered flooring and BT Openreach connection.

#### Living Room

A superb open plan living space with oodles of room for friends and family to either chill out or to be entertained in style. Offering uPVC double glazed windows to three sides plus bi-fold doors opening the rear patio and garden, two Velux skylight windows, feature split face tiled wall with stone hearth and multi-fuel stove. Recessed ceiling lights, three vertical radiators, oak engineered flooring, archway and doorway to the dining room, doorways to the inner hall.

#### Dining Room

Offering a marble fire surround with brick back, granite hearth and inset wood burning stove, uPVC double glazed window to the front aspect, oak engineered flooring and radiator.

#### Inner Hall

With recessed ceiling lights, part brick tile walls, tiled slate floor, radiator, doorways to the living room, guest cloakroom, breakfast kitchen and rear garden.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit, glass tile splash-back and chrome mixer tap. Radiator, extractor fan and tiled slate floor.

#### Breakfast Kitchen

Fitted with an extensive range of hand painted wall and floor units, granite effect work surfaces with brick tile splash-backs and inset ceramic 1 1/2 bowl sink and drainer with showerhead mixer tap. Recessed ceiling lights, feature pendant lights, uPVC double glazed bay window to the front aspect and window to the side, tiled slate floor, radiator, doorways to the larder, utility and external door to the front driveway.

Appliances including: gas range cooker with matching extractor hood and light above, plumbing for a dishwasher.

#### Utility

With base unit, granite effect work surface with brick tile splash-back and inset stainless steel sink and drainer with chrome taps. Storage cupboard, uPVC double glazed window to the side elevation, radiator and tiled slate floor.

Plumbing for a washing machine and space for a tumble dryer.

#### First Floor

##### Stairs & Landing

Oak spindle and banister stairs lead to a galleried landing with radiator, loft access, carpet throughout and linen cupboard.

##### Bedroom One

Offering two uPVC double glazed windows to the front and rear aspects, two radiators, carpet and doorway to the ensuite bathroom.

##### Ensuite Bathroom

Fitted with a white suite comprising: corner bath with chrome showerhead

mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled oversize shower enclosure with electric shower system. Recessed ceiling lights, uPVC obscure double glazed window to the side of the property, chrome towel radiator, part tiled walls, extractor fan and vinyl flooring.

##### Bedroom Two

With uPVC double glazed window overlooking the rear garden, radiator, carpet and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome pillar mixer tap, corner fully tiled shower enclosure with mains fed thermostatic shower system. Chrome towel radiator, part tiled walls, extractor fan and tile effect vinyl flooring.

##### Bedroom Three

With uPVC double glazed window to the front elevation, radiator, carpet and eaves storage.

##### Bedroom Four

A fourth double bedroom. With uPVC double glazed window to the front aspect, carpet and radiator.

##### Family Bathroom

Fitted with a white suite comprising: 'P' shape bath, panel and shower screen with chrome taps and electric shower system above, low level push button WC, pedestal wash hand basin with chrome taps. Fully tiled walls, chrome towel radiator, extractor fan and tiled floor.

##### Outside

The property is approached via dual access five bar wooden gates opening to a gravelled driveway.

With off road parking for many vehicles, fitted EV charger and detached double garage with wooden doors, power and lighting.

##### Front

The frontage has a central mature tree, hedgerows, shrubs, timber fence panelling and dual access to the rear garden via wooden gates.

##### Rear

The good size enclosed and private rear garden offers gravelled, paved and timber decked patio areas, lawn, mature hedgerows and trees, a log storage open bay, vegetable patches, greenhouse, shed, external power and lighting.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

##### Services

Mains water, electricity and drainage.

LPG central heating.

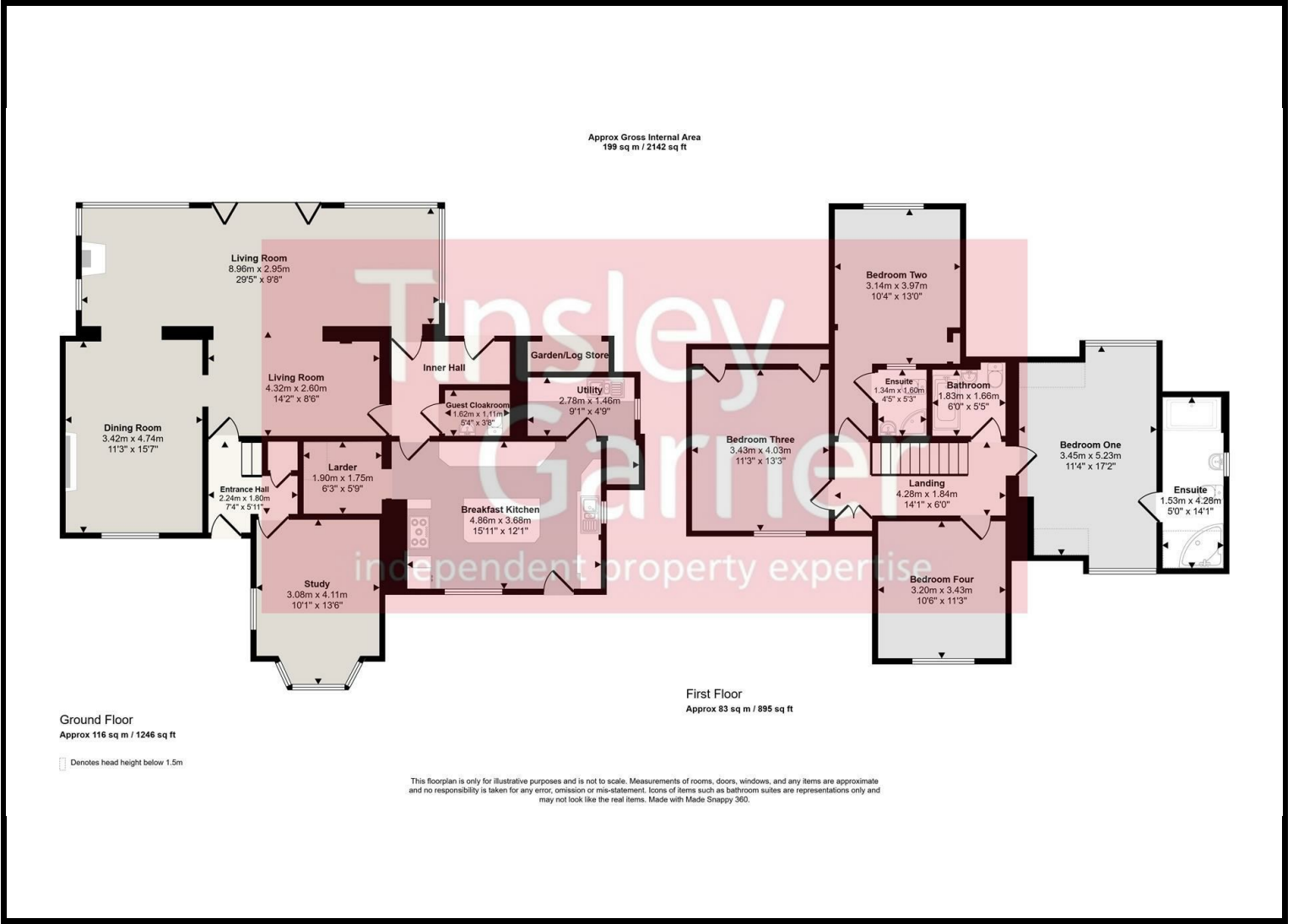
##### Viewings

Strictly by appointment via the agent.









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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	