

Hailors Croft, Butterton, Staffordshire, STI3 7SP £399,950



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\*\*\*\* STONE BUILT COTTAGE IN HIGHLY REGARDED VILLAGE LOCATION \*\*\*\* COUNTRYSIDE VIEWS \*\*\*\* Abode are delighted to bring to the market this great opportunity to purchase a 3/4 bedroom property offering good size accommodation and a generous plot. In brief the property offers a hall with guest cloakroom, lounge and dining room, fitted kitchen with breakfast area.

Three/four bedrooms, bathroom with bath and a shower, gardens to the front and rear, single garage and parking. OFFERED FOR SALE WITH NO CHAIN.



#### HALL

Entrance door into the hall with doors to -

## CLOAKROOM

Low flush wc

#### KITCHEN

#### 8'9" narrowing to 4'5" x 18'1"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and spaces for a washing machine and dishwasher, fitted oven and hob with extractor hood. Upvc double glazed windows, door to the dining room and open through to the breakfast area.

#### **BREAKFAST AREA**

8'10 x 7'7

Upvc double glazed window and a door to the lounge.

#### LOUNGE

#### 16'4 x 11'5

Log burner, radiator, upvc double glazed window and a door to the dining room.

#### **DINING ROOM**

Doors onto the garden, radiator and stairs to the first floor.

#### FIRST FLOOR

Storage cupboard and doors to -

## BEDROOM I

11'11 x 12'9

Upvc double glazed windows with views over the garden and countryside, radiator and fitted wardrobes.



#### BEDROOM 2 12'9 x 9'4

Fitted wardrobes, upvc double glazed window over looking the church, radiator and a wash hand basin.

### **BEDROOM 3/OFFICE**

Upvc double glazed window to the rear, radiator and stairs to the converted loft.











## BATHROOM

Bath with central tap and an electric shower, enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## SECOND FLOOR LANDING ROOM

10'0 x 7'6

Storage cupboard, eaves storage cupboards, sky light window and door to -

## ATTIC ROOM/BEDROOM 4

15'l x 10'0

Radiator, storage into both sides of the eaves, two skylight windows.

## OUTSIDE

To the front of the property there is a private parking and a garden area. Further communal parking and gated access into the garden. Patio area, lawn with mature plants, gardens shed and countryside views.

GARAGE 16'2 x 9'2 with roof storage.

























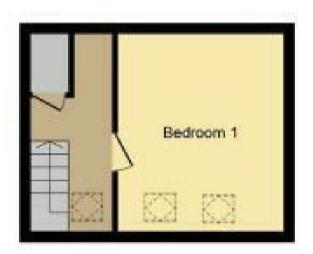




**Ground Floor** 

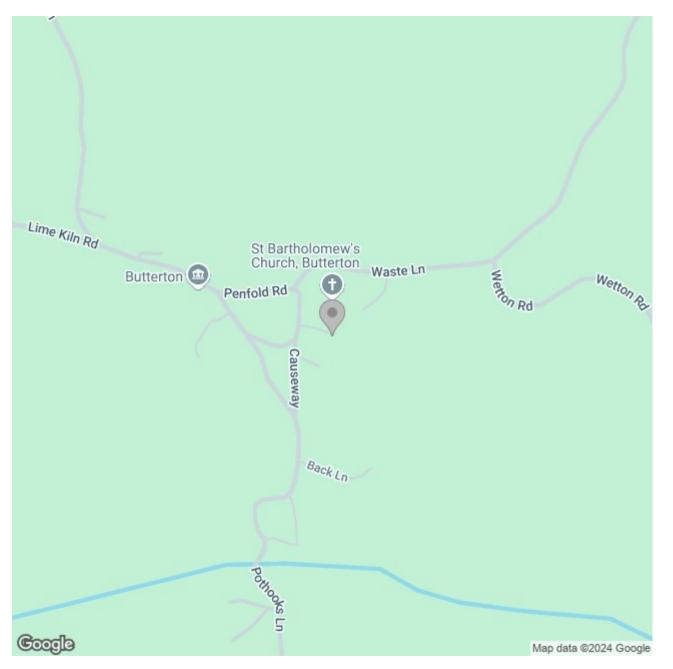




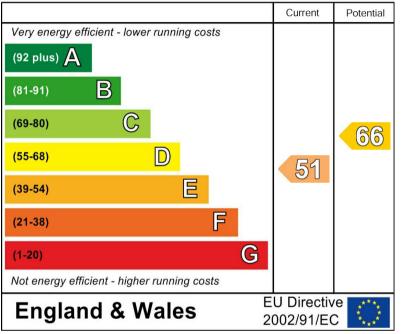


## Second Floor

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## Energy Efficiency Rating



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