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SALES & LETTINGS

Colne Mount, Staffordshire, ST14 7QR

Asking Price £255,000



https://www.abodemidlands.co.uk







Internal inspection is highly recommended to fully appreciate this delightful character home, ideal for first-time buyers or those looking to downsize. Tucked away on a quiet no-through road yet just a stone's throw from the town centre, the property enjoys a convenient location close to a wide range of amenities, while also benefiting from off-road parking and a charming cottage-style garden.

The nearby town centre offers an excellent selection of supermarkets and independent shops, along with public houses, restaurants, coffee houses and bars. Further amenities include a train station, doctors' surgeries, a multi-screen cinema and a modern leisure centre. For commuters, the A50 dual carriageway provides easy access to the MI and M6 motorways, as well as the cities of Derby and Stoke-on-Trent.

The home itself blends period charm with versatile living space, featuring a welcoming entrance hallway, a characterful lounge with feature fireplace, and an impressive open-plan dining area ideal for entertaining, with direct access to the rear garden. Two well-proportioned bedrooms are complemented by a stylish four-piece family bathroom, while practical additions include a fitted kitchen, utility room and ample storage throughout. This is a beautifully presented home offering both character and convenience in a highly desirable location.

Viewing by appointment only.

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Hallway

A welcoming entrance featuring a beautiful original glazed panel front door, opening into a hallway with a staircase rising to the first floor. The space houses the electrical consumer unit, a smoke alarm, and provides access via an internal panelled door to the principal reception room.

Lounge

Positioned to the front of the property, the lounge benefits from newly installed triple-glazed windows set within original casings, allowing natural light to flood the room. A striking open fireplace with tiled hearth and mantel forms a charming focal point, complemented by a central heating radiator. A useful under-stairs storage cupboard with lighting and coat hooks adds practicality, while an internal door leads through to the kitchen.

Kitchen

The kitchen features quarry tiled flooring and an original glazed window overlooking the rear elevation. Fitted with a range of matching base and eye-level cupboards and drawers, the room is finished with wood block-effect work surfaces. Additional highlights include a central heating radiator, integrated wine rack, feature fireplace, and ceiling spotlights. An original internal door opens into a useful pantry with eye-level shelving, while a further original door leads through to the dining area.






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Dining Area

An impressive and versatile space with a vaulted ceiling and UPVC double-glazed apex window to the rear, creating a bright and airy atmosphere. Engineered oak panelled flooring runs throughout, complemented by two double-glazed rear windows, two Velux roof lights with built-in spotlighting, and a central heating radiator. Double doors open directly onto the Indian stone rear patio, ideal for indoor-outdoor living. The room also benefits from a telephone point, dimmer switch lighting, and an internal latch panelled door leading to the utility room.

Utility

A practical space providing plumbing and room for freestanding white goods, along with housing the recently fitted gas central heating boiler. Shelving and lighting complete the room.

Landing

The first floor landing includes a smoke alarm and access to the loft via a ceiling hatch. Internal panelled doors lead to the bedrooms and bathroom.

Bedroom One

A well-proportioned double bedroom featuring an original glazed window to the front elevation, a characterful feature fireplace, and panelled flooring throughout.

Bedroom Two

Overlooking the rear elevation, this bedroom includes a glazed window, feature fireplace, and oak panelled flooring, offering a comfortable and inviting space.

Bathroom

A stylish four-piece family bathroom with a glazed window to the rear elevation. The suite comprises a freestanding roll-top bath with chrome tap fittings and claw feet, a wash hand basin with mixer tap and tiled splashback, a high-level WC, and a corner shower cubicle with waterfall showerhead. Complementary wall tiling, panelled flooring, a Milano Windsor central heating radiator, and extractor fan complete the room.

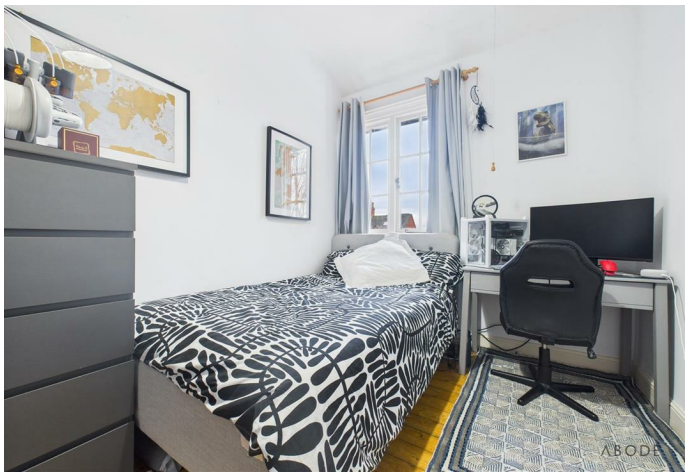













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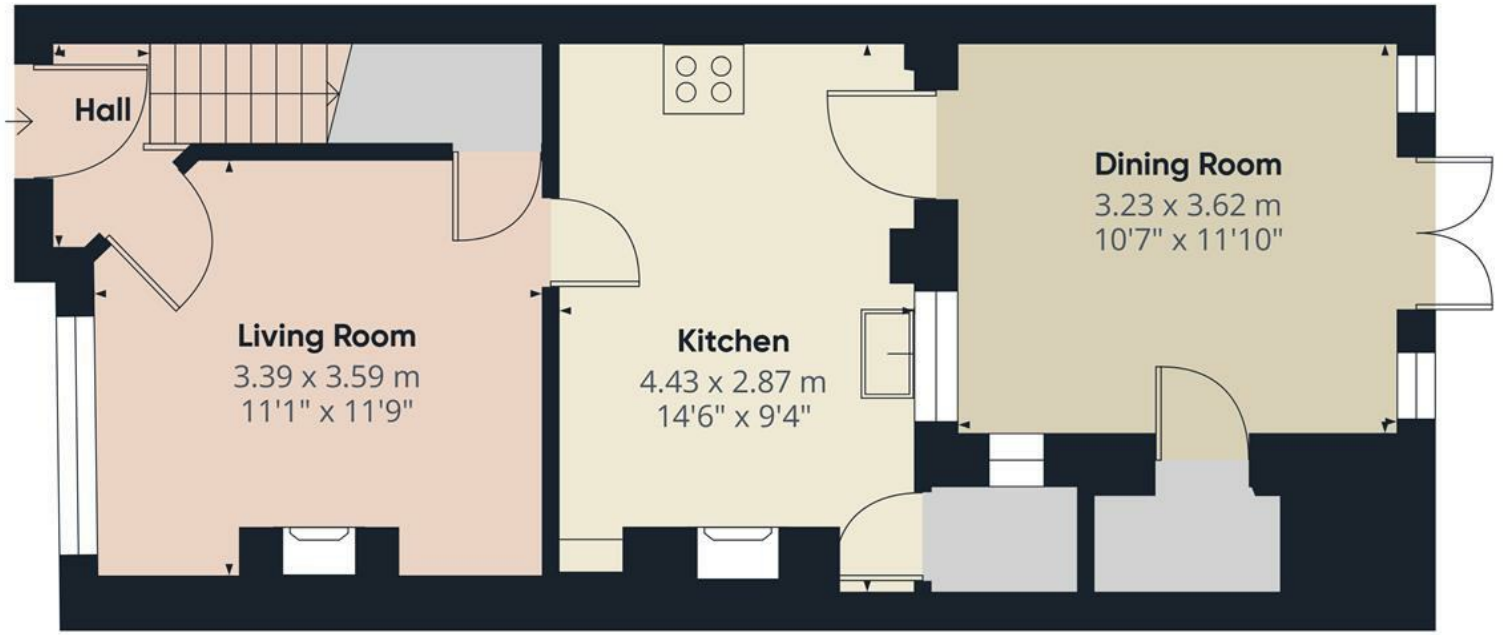




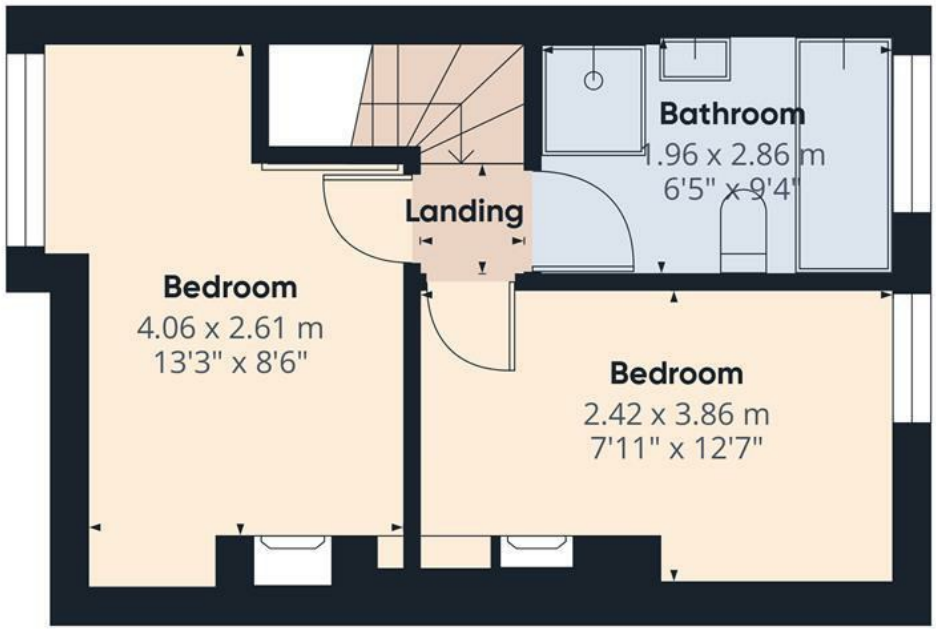








Floor 0



Floor 1



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Approximate total area(1)

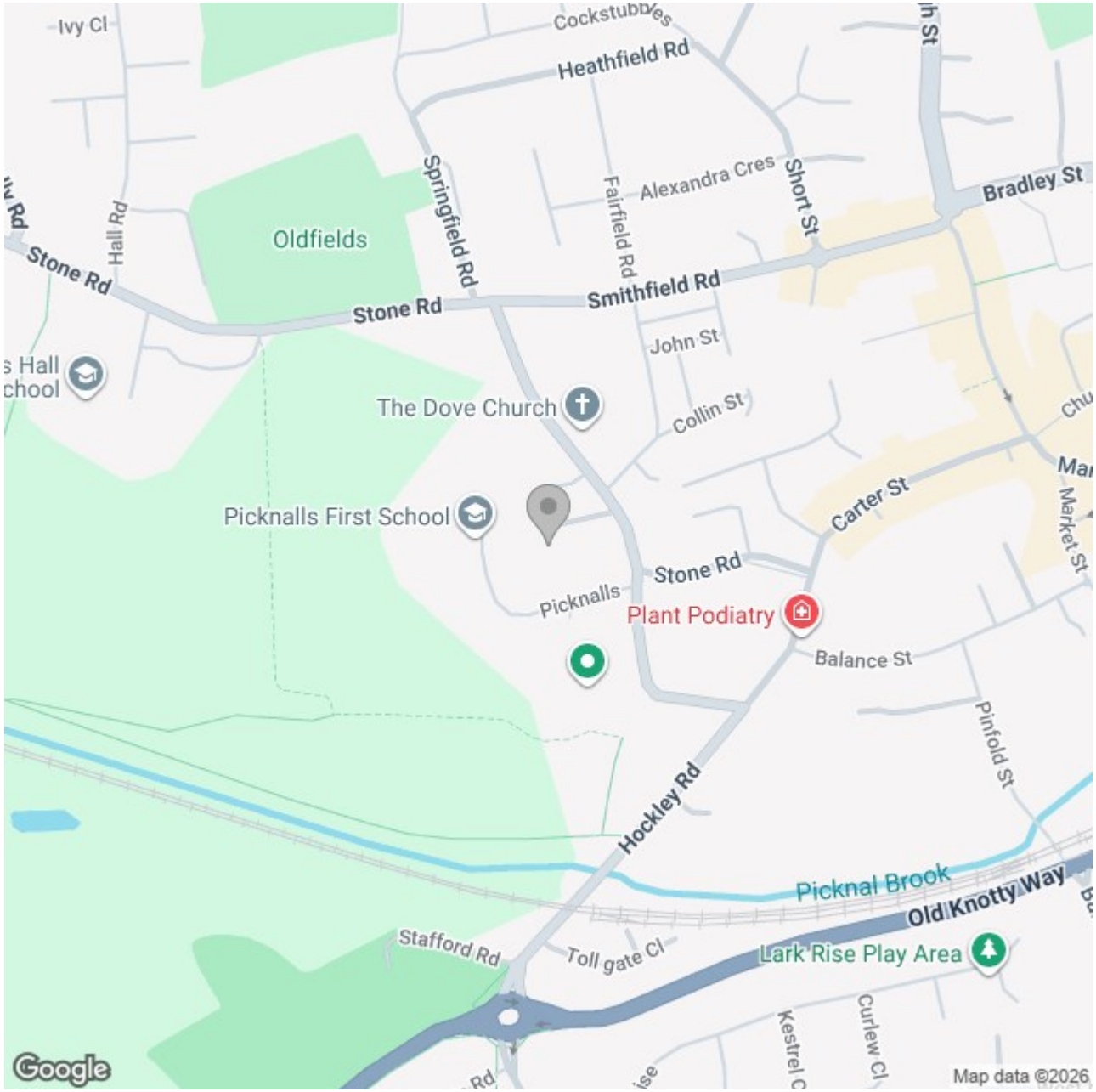
67.7 m²

729 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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