



FOLLOWWELLS

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15 Church View, Cotes Heath - ST21 6SU
£360,000

- Spacious Three Bedroom Detached Bungalow
- Cul-De-Sac Position
- Rural Hamlet Location
- Dining Kitchen And Garden Conservatory
- Additional En-Suite Wet Room And Utility Extension
- Ample Parking And Double Garage
- Generous Low Maintenance Private Garden Plot

A well proportioned three bedroom detached bungalow, situated on a small development located within the quiet Hamlet of Cotes Heath. The bungalow provides generous accommodation throughout which includes a spacious main living room and dining kitchen with a large conservatory having attractive views over the rear garden. The bungalow has also been extended to provide a larger ensuite wet room and utility which has direct access into the double garage.

Pleasantly situated at the end of a small cul-de-sac and positioned on a generous sized garden plot which has low maintenance and attractive landscaping comprising block paved driveway providing ample parking and a large, pleasant rear garden with artificial lawn.

Accommodation: –

L shaped reception hallway with cloak/WC, linen and separate store cupboard. Spacious living room with square bay window and Adam style fireplace. Glaze double doors open to the dining kitchen which also has direct access from the hallway. The kitchen has been refitted with work surfaces and units, having integrated side-by-side fridge and freezer. UPVC double doors open to a large conservatory enjoying views and having further double patio door access onto the garden.





The master bedroom also overlooks the rear garden, having built-in wardrobes and further fitted furnishings. Off the bedroom is a large extended and majority tiled ensuite wet room with mains shower wash basin and WC. The two remaining bedrooms also have built in wardrobe/storage. At the end of the hallway there is a separate bathroom, which is fitted with the original three-piece suite. Additionally, a separate utility room houses the freestanding boiler with sink unit and store cupboards. An internal access door leads through to a large double garage. This is equipped with twin replacement remote roller doors, with pitched roof storage and also houses a plastic oil tank.

The bungalow stands handsomely and is pleasantly positioned within a most attractive and well maintained garden plot, having been landscaped for easy low maintenance to include an attractive blocked paved driveway providing ample parking for various vehicles and small artificial lawn area. There is access either side of the bungalow with pathways continuing and leading to an impressive landscaped rear garden with large artificial shaped lawn, gravel areas and Leylandii screening to one side.

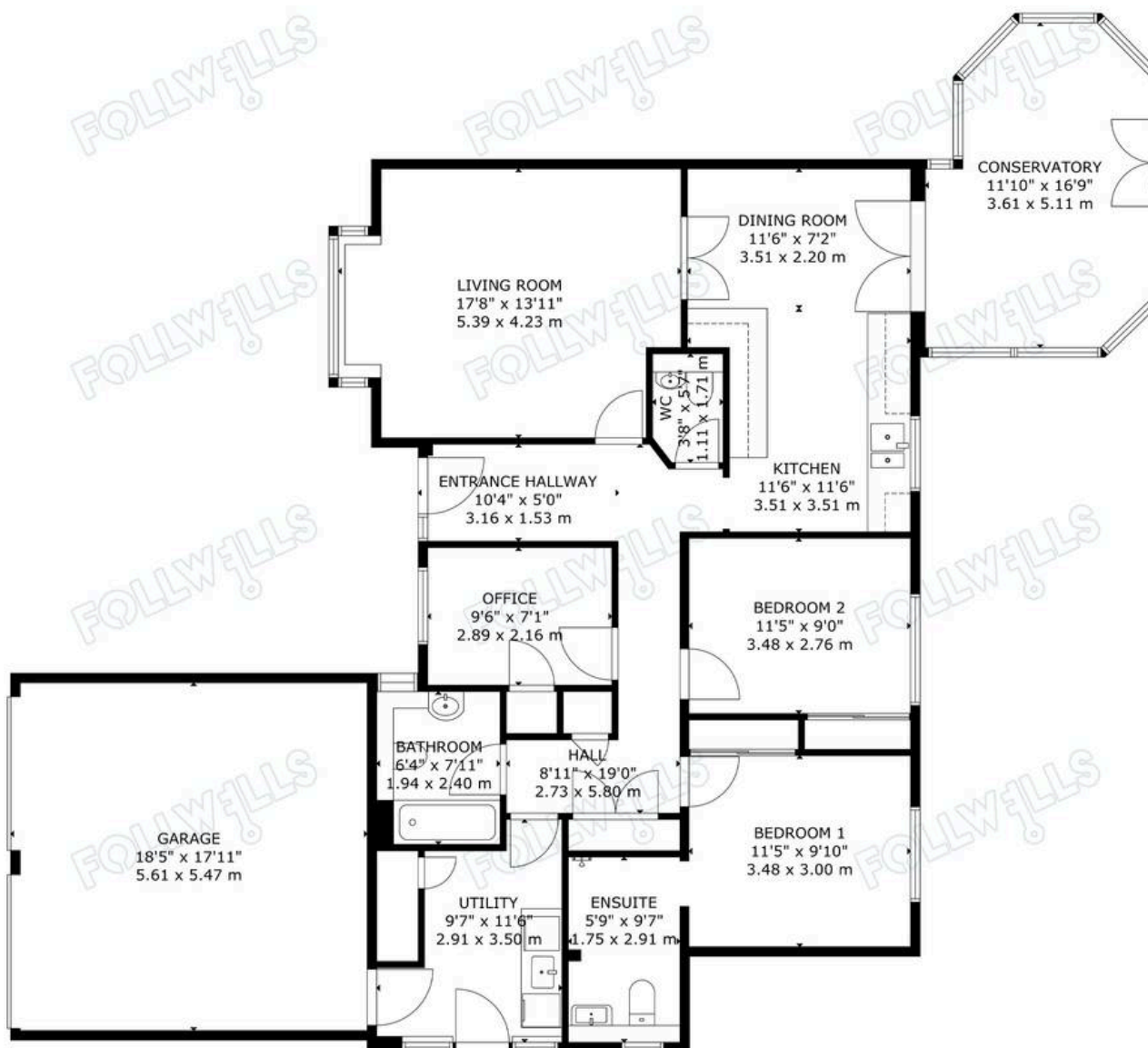
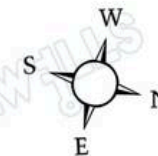
Cotes Heath provides a delightful Hamlet location situated mid distance between the towns of Newcastle under Lyme and Eccleshall, with the town of Stone also being of similar distance all providing various amenities. There are nearby public houses, post office stores and a primary School situated in the neighbouring villages. Main road networks are also accessed easily with junction 15 of the M6 being approximately 3 miles away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA
 TOTAL: 125 m²/1341 sq.ft
 FIRST FLOOR: 125 m²/1341 sq.ft
 EXCLUDED AREAS: GARAGE: 31 m²/329 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

