



**£475,000**

**TENURE : FREEHOLD**

**High Street, Colton, WS15 3LG**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

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Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells are proud to bring to the market this 3 bedroom detached bungalow set in extensive grounds situated in the popular village of Colton.

#### Front of property

Sweeping concrete driveway to garage, front garden and front door. With lawn and mature borders. Double fronted garage. Side access to rear garden via lean to. UPVC door from bedroom 1 and UPVC front door into entrance porch.

#### Entrance porch

UPVC door into. Aluminium and glass door into entrance hall. Tiled flooring. Light fitting to ceiling.

#### Entrance hall

Carpeted flooring. Light fitting to ceiling. Storage cupboard off containing Valliant boiler (under 5 years old). Glass wall into lounge with door leading to inner hallway.

#### Inner hallway

Carpeted flooring. Radiator. Light fitting to ceiling. Doors off to all rooms. 2 further storage cupboards. Loft hatch to ceiling.

#### Lounge: 25'08" (7.83m) X 12'10" (3.91m)

Front facing double glazed aluminium window. Rear facing double glazed UPVC sliding patio door into rear garden. Carpeted flooring. Radiator. Gas coal effect fire set in brick surround. Light fittings set under pelum of curtains.

#### Kitchen: 10'11" (3.33m) X 9'00" (2.75m)

Rear facing double glazed aluminium windows and door to rear garden. Tiled flooring. Light fitting to ceiling. Radiator. Range of wall and base units with resin sink and brass mixer tap. Integrated oven and hob. Plumbing for automatic washing machine. Large pantry off fitted with lighting and electrics.

#### Bedroom 1: 18'00" (5.50m) X 7'00" (2.15m)

front and side facing windows UPVC double glazed with door to front garden. Part carpeted part tiled flooring. Light fitting to ceiling. Built in wardrobe. Built in storage. Door to en-suite.

#### En-suite: 5'03" (1.61m) X 4'10" (1.48m)

Fully tiled walls and flooring. White low level toilet. White sink. Radiator and towel radiator. Shower to wall. Spotlights to ceiling.

#### Bedroom 2: 13'10" (4.22m) X 11'00"

Rear facing double glazed aluminium sliding doors into conservatory. Carpeted flooring. Light fitting behind pelum. Radiator. Built in storage cupboard.

#### Bedroom 3

Rear facing double glazed aluminium window. Carpeted flooring. Light fitting to ceiling. Radiator. Range of built in bedroom furniture.

### Bathroom

Front facing window. Vinyl flooring. Tiled walls. Blue suite comprising sink and panel bath with access door and shower off tap. Strip light to wall. Internal door off to garage.

### Toilet

Separate toilet room with tiled flooring, part tiled walls. Front facing window. Light fitting to ceiling.

### Conservatory

Comprising of UPVC and glass construction with sliding French doors to the front and access doors to both sides, all leading to the garden. Tiled flooring, light fitting to ceiling. Fitted with electrics.

### Garage

Double fronted garage with electric up and over door. Fitted with electrics. Side access door to Lean To. Wooden door inside the property

### Gardens

Starting at the front there is a bank alongside the driveway before coming to the front gardens. To the side of the property is a Lean To providing a walk through to the rear garden. This currently acts as a public right of way through to the fields at the end of the rear garden.

Extensive well established mature gardens with fruit bushes, vegetable patch, lawns, several greenhouses, mature shrubs, bushes and trees, very well maintained.

**Council tax: Band E**

**EPC Rating: TBC**

**Viewings strictly through Southwells**

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**ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.**

**iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy**

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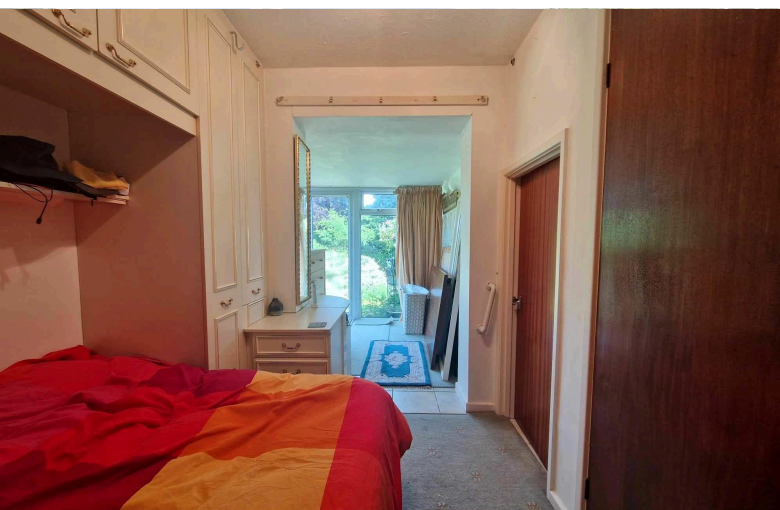
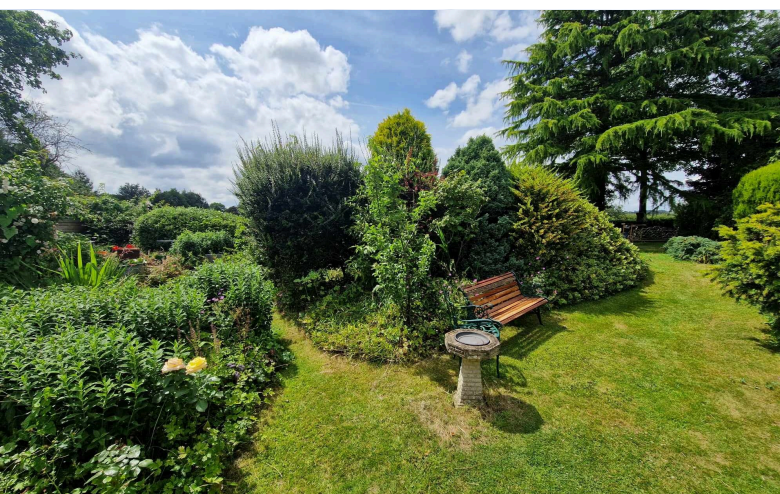
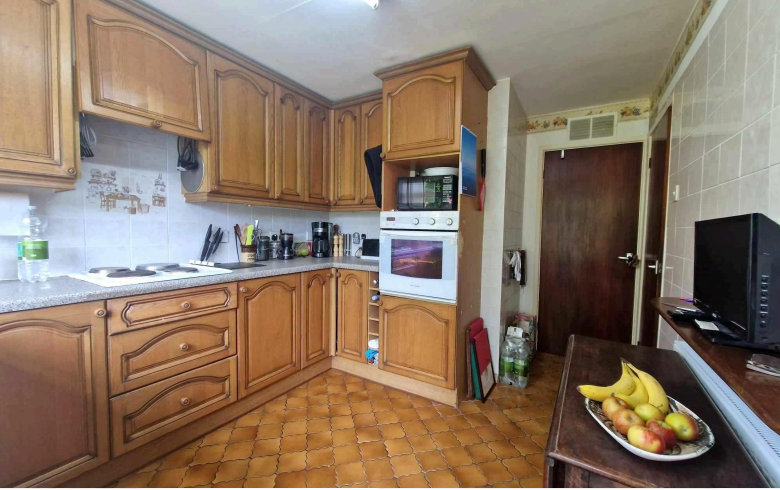
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