

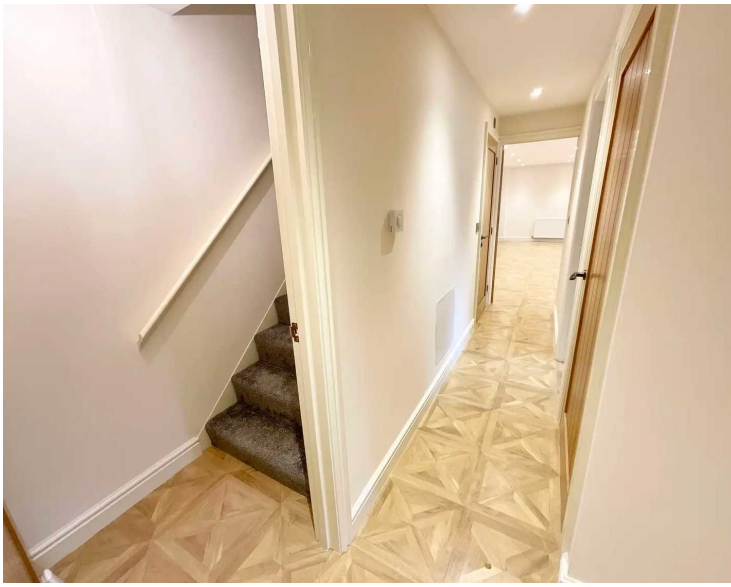


## Courtyard Cottage Sharpley Heath Road, Hilderston

£250,000



Idyllic location, beautifully modern and best of all its available with no onwads chain! • Large open plan lounge/diner with a set of sliding doors leading out into the courtyard along with a separate kitchen and ground floor W/C. • Contemporary cottage situated in Sharpley Heath offering a rural feel yet still close to plenty of handy amenities. • Boasting three great sized bedrooms that can be used to suit including a brilliant master with its own en-suite and a sleek main bathroom too. • Two allocated parking spaces along with a lovely landscaped rear garden finished with a low maintenance artificial lawn and patio area.



Sit back and let me set the scene... A gorgeous cottage offering a contemporary style of living that has been recently refurbished and is ready for you to move straight into! Enjoy peace and tranquillity in this rural setting whilst still being conveniently placed for access into local towns as well as having excellent commuter links and great schools too. The cottage begins with a handy entrance porch leading through into a welcoming entrance hall, there is a separate kitchen to the front boasting integrated cooker, dishwasher and electric hob as well as offering plenty of storage. Along the hall is a large open plan/kitchen diner with a set of sliding doors opening out into the courtyard. To complete the ground floor is a must have W/C that is just great for when your having guests over. Head upstairs, where you will find three great sized double bedroom including a master bedroom with its own ensuite shower room along with a link door providing access into bedroom two which makes it the perfect set up for a dressing room, or nursery but can still be used as a stand alone bedroom having its own access out onto the landing. There is a superb family bathroom with a sleek and modern finish having both a bath and separate walk in shower with rainfall shower head. Externally, the property has a lovely private courtyard area that has all been landscaped and finished with low maintenance artificial lawn. There is two allocated parking spaces to the front along with visitor parking for guests too. Prepare to enjoy the high life at this gorgeous cottage where you wont need to lift a finger... contact our Stone office to arrange your viewing today.

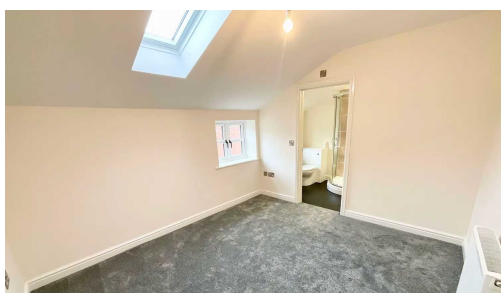




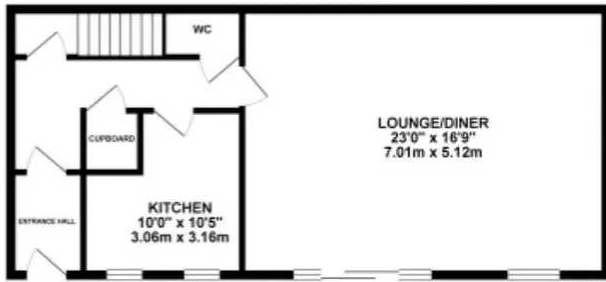
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EPC Energy Efficiency Rating: D

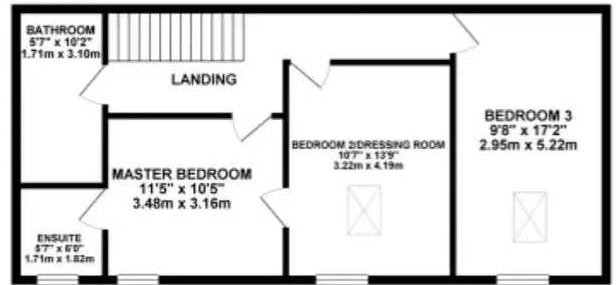
EPC Environmental Impact Rating:  
E



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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