







**\*\* CHARMING THREE-BEDROOM COTTAGE \*\* WITH  
OFF-ROAD PARKING AND CHARACTERFUL  
FEATURES IN ALTON VILLAGE CENTRE \*\***

We are delighted to present this beautifully maintained three-bedroom cottage, located in the heart of the village of Alton, Staffordshire. This property offers the perfect blend of character and modern living, with off-road parking available to both the front and side elevations.

The well-proportioned layout comprises a spacious kitchen/diner, a dual-aspect lounge with a sitting area, three generous bedrooms, and a stylish four-piece family bathroom. The cottage retains many charming period features, including a focal point fireplace in the lounge, adding to its welcoming atmosphere.

Set in an idyllic corner of Alton village, the property is discreetly tucked away, with a block-paved pathway leading to the entrance. The interior provides a warm and inviting feel, with a fully fitted kitchen and ample living space throughout.

This property is ideally located close to all local amenities, making it a wonderful opportunity for those seeking a peaceful village setting with easy access to modern conveniences.



**ABODE**  
SALES & LETTINGS



### Kitchen/Diner

With a composite side entry door leading into, a range of base and eye level storage cupboards and drawers. A range of integrated appliances includes Belfast ceramic sink with mixer tap, oven/grill, four ring gas hob with extractor fan, plumbing for freestanding under counter white goods, breakfast bar, opening leading to:]

The dining area, which has two UPVC double glazed window to front and side elevations and door leading to:

### Lounge

With UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the multi fuel log burning fireplace with an exposed brick backing and Adam style timber surround, engineered oak flooring throughout. To the rear elevation are a set of UPVC double glazed double doors lead into the rear patio, further central heating radiator and staircase leading to:

### Landing

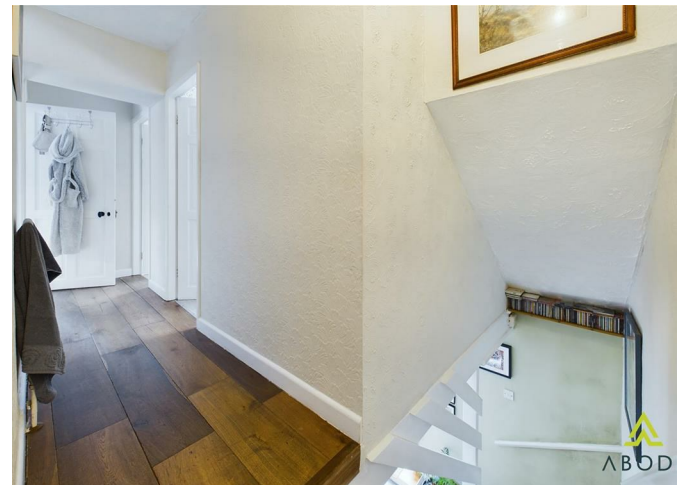
With central heating radiator, panelled flooring throughout, access into loft space via loft hatch, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation and central heating radiator, access to loft space via loft hatch.











### Bedroom Two

With 2x UPVC double glazed windows to front and side elevations, central heating radiator, built in double wardrobes with mirrored fronts comprising of hanging rails and shelving.

### Bedroom Three

With UPVC double glaze window to the rear elevation, central heating radiator and are useful over upstairs storage cupboard.

### Bathroom

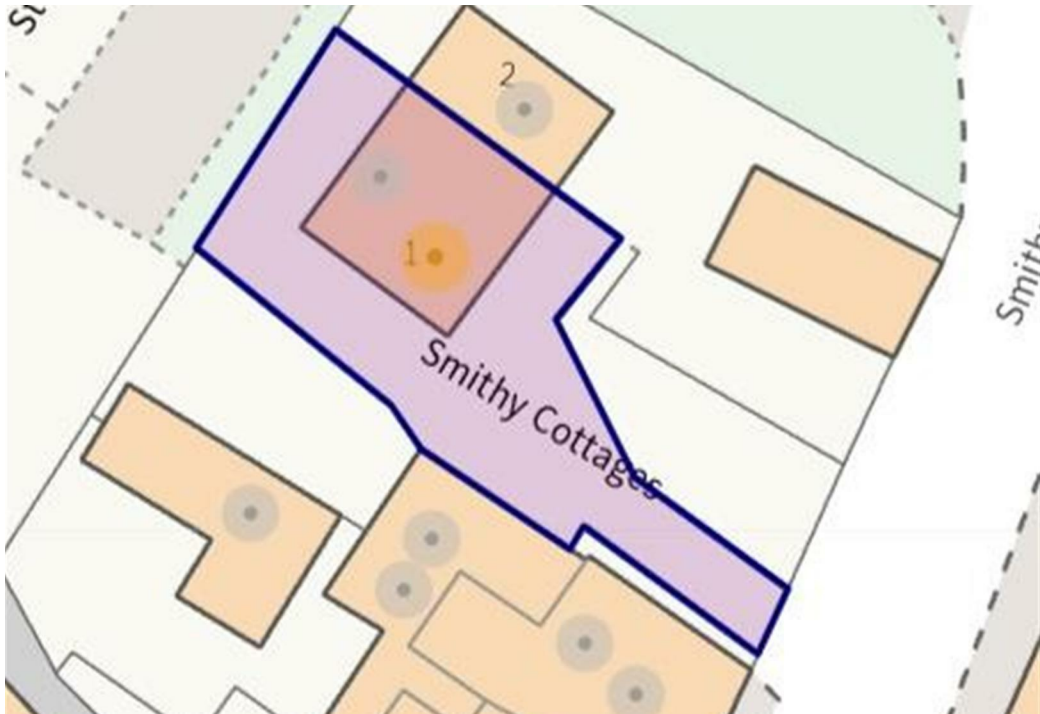
Featuring a four piece family bathroom suite comprising of low-level WC, freestanding bath unit with mixer tap and showerhead attachment, pedestal wash basin with mixer tap, corner shower cubicle with complementary tiling to both floor and wall coverings, chrome heated towel radiator and extractor fan.



















Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

77.22 m<sup>2</sup>  
831.19 ft<sup>2</sup>

Reduced headroom

0.59 m<sup>2</sup>  
6.4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

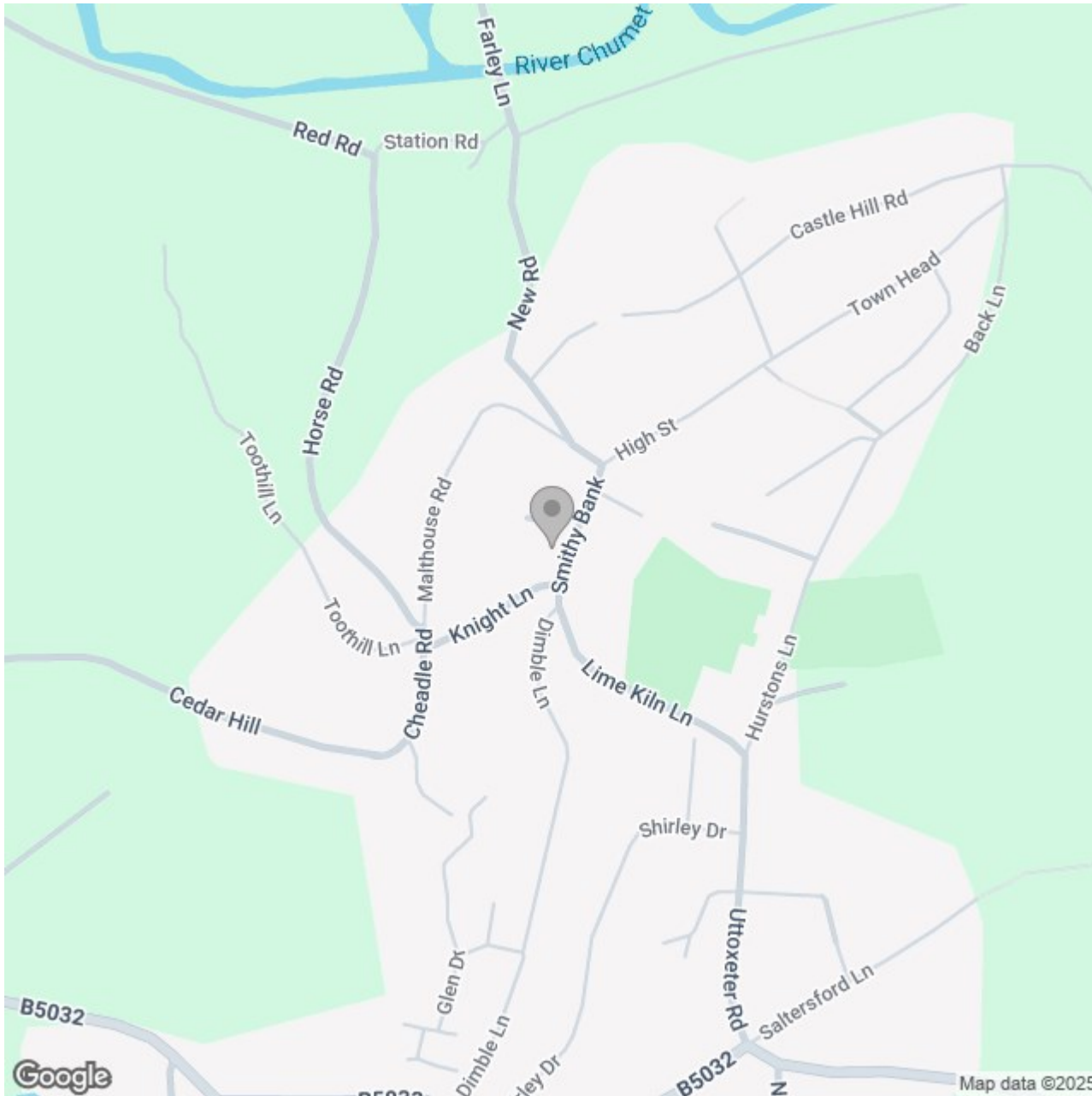
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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