

**SUBSTANTIAL THREE STOREY FAMILY HOME**

**3 MEADOWSIDE  
MAYFIELD  
DE6 2JH**



**PRICE: O/A £197,500**

A pleasantly appointed and spacious, three bedroomed property in a delightful semi-rural location.

## DESCRIPTION

Occupying an enviable location with far reaching countryside views to both front and rear this traditionally styled and constructed, three-storey house offers spacious and most pleasantly appointed, three bedroomed accommodation ideal for family occupation.

Benefiting from gas fired central heating and sealed unit double glazing throughout the property briefly comprises entrance porch, spacious sitting room, separate dining room, fitted kitchen. At first floor level there are two bedrooms and bathroom with a large third attic bedroom above. Outside pleasant front garden, good sized rear garden and large tandem garage.

An early internal viewing is highly recommended.

## ACCOMMODATION

A panelled and sealed unit double glazed front door leads to

**Sealed Unit Double Glazed Entrance Porch** with ceramic tiled floor and original panelled and glazed door to



**Front Sitting Room** 15' x 13'10" [4.57m x 4.22m] with sealed unit double glazed window to the front and central heating radiator. Two wall light points and picture light. Feature brick built fireplace with brick hearth and fitted Clearview cast iron log burner stove. There are oak fitted shelves to each side of the chimney breast.



**Dining Room** 14'10" {4.52m} max (measured to the underside of the staircase) x 10'7" [3.22m] having ceramic tiled floor, corniced ceiling, single panel central heating radiator and upvc sealed unit double glazed window.

Staircase off to first floor level with enclosed under stairs storage cupboard and further under stairs storage area with fitted coat pegs.



**Kitchen** 10'11" x 6'6" [3.33m x 1.98m] having upvc sealed unit double glazed window and door to the exterior rear. The kitchen is fitted with a comprehensive range of contemporary units in white providing base cupboards, wall cupboards and drawer bank, pull out larder cupboard. Ample timber effect work surfaces with appliance space under with plumbing for dishwasher or washing machine and cooker space with gas and electric cooker points. Fitted splash back and matching extractor hood. There is an inset one and a half bowl single drainer enamel sink unit with mixer tap and wall mounted gas fired central heating boiler for domestic hot water and central heating enclosed within a matching wall cupboard.

Staircase to first floor level with landing having central heating radiator and further staircase off to second floor level.



**Bedroom One** (front double) 15' x 13' [4.57m x 3.96m] with upvc double glazed window enjoying far reaching countryside views. The room also features a range of inbuilt bedroom furniture comprising wardrobe cupboards, drawer bank etc.

**Bedroom Two** (rear) 10'7" x 9'1" [3.22m x 2.77m] having sealed unit double glazed window again enjoying extensive views, this time over the River Dove towards the village of Clifton and to the golf course beyond.

**Bathroom** being of spacious proportions with contemporary fitments in white comprising shaped, panelled bath with full height ceramic tiling over and fitted mains control shower with curved, glazed



shower screen. Pedestal wash hand basin, low flush wc, sealed unit double glazed window, towel rail radiator and panel radiator. Large inbuilt linen cupboard with fitted slatted shelves.



Staircase to second floor level

**Attic Bedroom** 14'7" x 11'10" [4.44m x 3.61m] with single panel central heating radiator and inbuilt eaves storage cupboard. To the front there is a upvc sealed unit double glazed dormer window again enjoying delightful views whilst to the rear there are twin double glazed Velux roof lights.



## OUTSIDE

To the front the property has the benefit of an easily managed forecourt garden with rockery, planted rose and gravel beds.

To the rear there is an enclosed courtyard with log store and pedestrian gate to the rear vehicular access beyond which stands the most useful

**Detached brick and tile tandem Garage** 32' x 10' [9.75m x 3.05m] with sliding door, fully re-wired electric light and power supply, workshop area at the rear with pedestrian access door. Useful loft storage area.

Immediately to the rear of the garage is a small lean-to covered shelter beyond which is a most pleasant and private garden area with concrete patio, lawn, beds, borders and area given over to vegetable production.

## SERVICES

It is understood that all mains services are connected.

## FIXTURES & FITTINGS

Other than those fixtures and fittings specifically

referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

## TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in East Staffordshire band C.

## EPC RATING band D



## VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From the agents Church Street office turn right. Continue along Church Street into Mayfield Road. At Mayfield cross over Hanging Bridge and turn left and then turn left again into Conygree Lane. Continue towards the bottom and Meadows side will be found on the left hand side.

Ref: FTA2316

Floor plans to follow

[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate.  
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