



Chez Nous, Cannock Road, Brocton, Stafford, ST17 0SZ

Dixon & Co

Sales Lettings Commercial

9 Bridge Street, Stafford  
4 Crown Bridge, Penkridge

01785 220366  
01785 711129

[www.dixonand.co](http://www.dixonand.co)



**We are delighted to offer this individually designed spacious detached property set in the highly desirable village of Brocton.**

**Close to Cannock Chase which is an area of outstanding natural beauty and less than 4 miles from the county town of Stafford the property is in the catchment area of Oakridge Primary and Walton High which are both highly regarded schools.**

The property consists of; lounge, dining room, Kitchen, utility guest w/c master bedroom with en suite and 3 further good sized bedrooms family bathroom, integral garage and heated via a comiboiler

There is exceptional flow throughout the property: from the minute you step into the hallway which gives access to all the downstairs accommodation.

**Lounge:** Set to the rear of the property the natural light floods into this spacious room through the patio doors. With its neutral décor this is the perfect place to relax and enjoy the garden in the summer and feel cosy in the winter months.

**Dining Room:** Set to the front aspect, again a generous sized room perfect for entertaining. Double doors lead to the lounge making this a very versatile space.

**Kitchen:** This very well planned fitted Kitchen has all the discerning cook could wish for. With a gas hob, extractor fan and double oven/grill. Finished to a high standard with the cupboards and work surfaces complimented by the tiled floor; an impressive space, which leads to the utility.



**Utility:** With a tiled floor flowing from the kitchen, there is space for a washing machine and dishwasher. A door to the rear leads to the garden, and there is also access to the garage from this useful room.



**Master Bedroom:** located to the front aspect, with fitted wardrobes and En-Suite bathroom with shower cubicle.

**Bedroom 2:** Again to the front aspect a good sized double room with an abundance of natural light flooding through the large window.

**Bedroom 3:** Another double room located to the rear aspect.

**Bedroom 4:** A single room to the rear of the property with views over the garden.

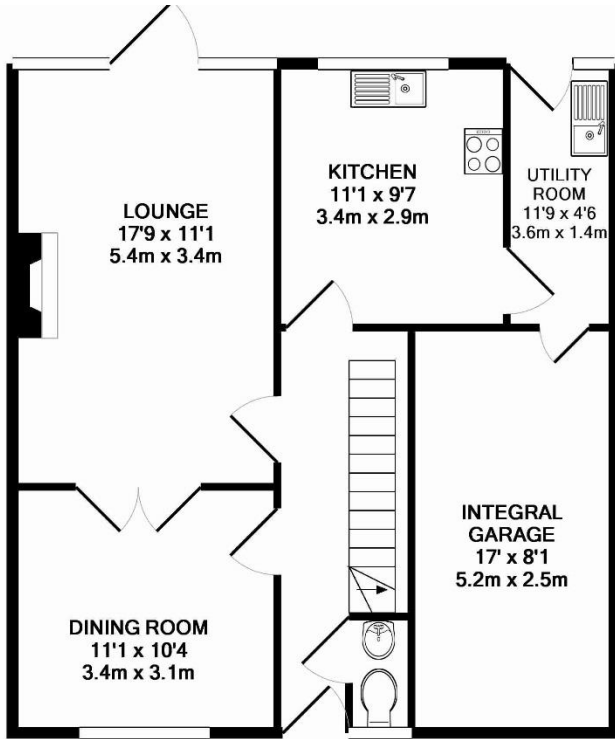
**Family Bathroom:** comprising of bath w/c and washbasin.



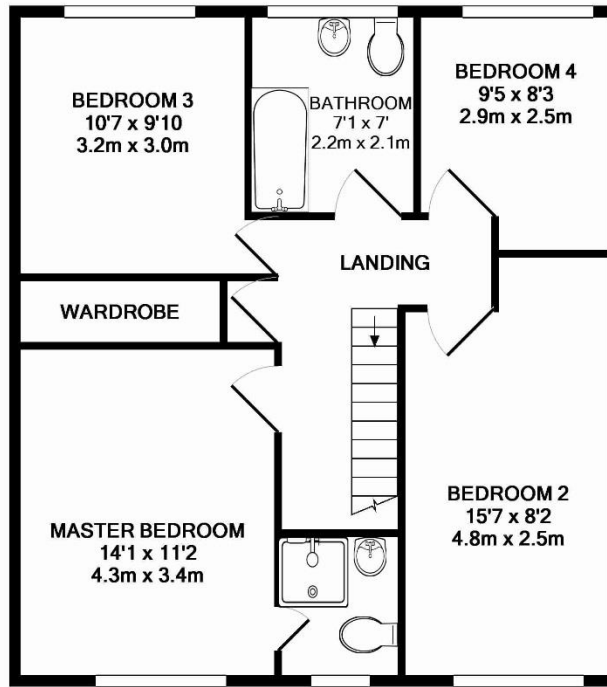
**Garden:** This wonderful mature garden has the benefit of established trees and shrubs, for added privacy, with well-stocked flowering borders and lawn. This is a private space surrounded by evergreen foliage and is not overlooked, offering a secluded area; ideal for those summer barbeques.

**Garage:** The integral garage is accessed via the utility and also from the garage door at the front of the property, with its impressive sweeping driveway.





GROUND FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1422 SQ.FT. (132.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Performance Certificate

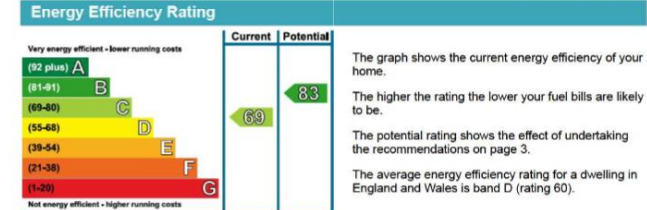
Chez Nous, New Inn Row, Cannock Road, STAFFORD, ST17 0SZ  
 Dwelling type: Detached house Reference number: 0138-7088-7267-2336-1974  
 Date of assessment: 07 March 2016 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 08 March 2016 Total floor area: 118 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,021
Over 3 years you could save	£ 609

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 210 over 3 years	You could save £ 609 over 3 years
Heating	£ 2,205 over 3 years	£ 1,932 over 3 years	
Hot Water	£ 426 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 3,021</b>	<b>£ 2,412</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 207	
2 Low energy lighting for all fixed outlets	£65	£ 153	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 102	

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**AGENTS NOTES**  
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.