

## Springfield Croft, Coltfoot, Alves, IV30 8XB



We are delighted to offer this immaculately presented three bedroom detached Cottage situated in a beautiful semi-rural location.

**DETACHED COTTAGE**  
**THREE DOUBLE BEDROOMS**  
**IMMACULATE CONDITION**  
**LARGE GARDENS**  
**DRIVEWAY**  
**LOVELY SEMI-RURAL LOCATION**  
**OIL CENTRAL HEATING**  
**DOUBLE GLAZING**  
**COUNCIL TAX BAND E**  
**EPC RATING E**

Offers Over  
£260,000

This beautifully presented three bedroom detached cottage sits in large garden grounds and enjoys a quiet, semi-rural location providing magnificent views over open farmland and lying within close proximity of Roseisle beach which provides an ideal situation for both walking and biking trails through a tranquil forest setting.

In walk-in condition throughout the property benefits from double glazing and oil central heating. The good sized accommodation comprises: entrance hallway, large open plan lounge/diner, incorporating a wood burning stove with brick surround, modern fully fitted dining Kitchen with freestanding oven, hob, extractor cooker hood and built-in dishwasher, utility room plumbed for automatic washing machine with space for a dryer/freezer, three good sized double bedrooms with fitted double mirrored wardrobes, en-suite shower room with walk-in shower cubicle and a nicely decorated family bathroom with three piece suite and shower over bath.

Outside, the property sits in large, privately well maintained gardens to both the front and rear with patio area, stone outhouse with power and driveway providing ample parking facilities for up to four vehicles.

Offering an abundance of character and charm, this immaculately presented cottage would make an ideal family home and an internal viewing is highly recommended.

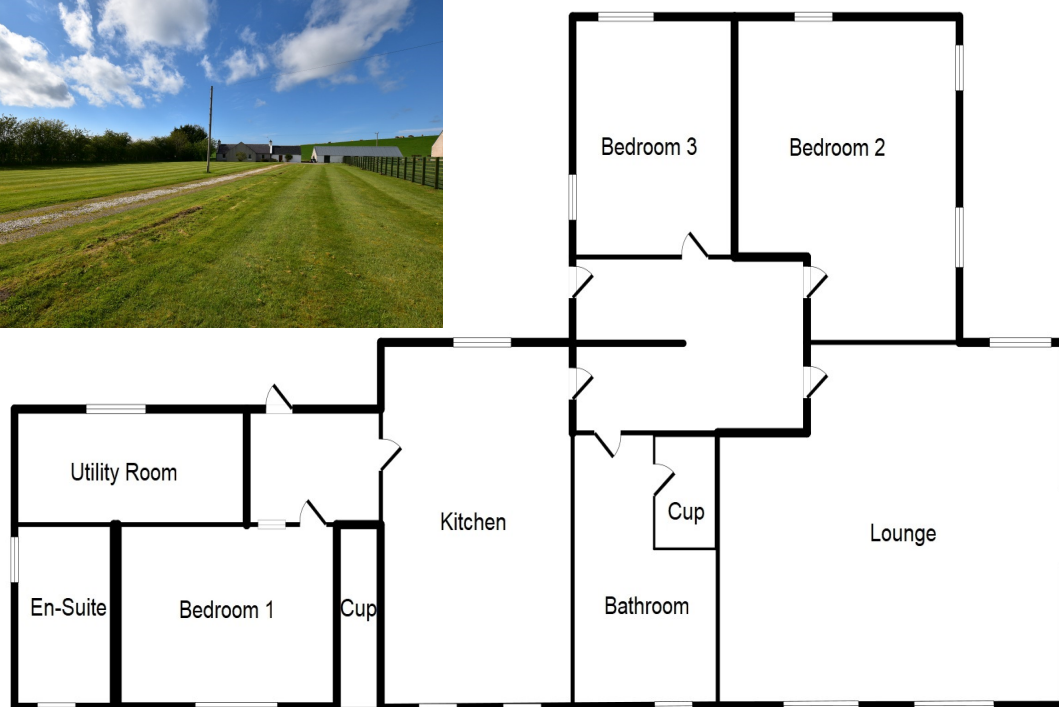






If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Entrance Hallway: 3.78m x 1.46m (12'5" x 4'9")
- Lounge/Diner: 6.55m x 4.19m (21'6" x 13'0")
- Kitchen: 3.50m x 4.24m (11'6" x 13'11")
- Utility Room: 3.33m x 1.36m (10'11" x 4'5")
- Bedroom 1: 4.21m x 3.12m (13'10" x 10'3")
- En-suite Shower Room: 3.08m x 1.62m (10'1" x 5'4")
- Bedroom 2: 4.41m x 2.84m (14'6" x 9'4")
- Bedroom 3: 3.48m x 2.78m (11'5" x 9'2")
- Bathroom: 2.88m x 2.00m (9'6" x 6'7")
- Outhouse: 4.41m x 4.77m (14'6" x 15'8")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.