





This well-presented link-detached family home occupies a generous plot in a highly sought-after location, and has been lovingly maintained by the current owners. Offering spacious and versatile accommodation throughout, the property provides exciting potential for a purchaser to modernise, if desired, or reconfigure to suit their individual needs, subject to any necessary consents.

Situated in the popular village of Alton, the property enjoys a convenient position within easy reach of a range of local amenities, a well-regarded primary school and the renowned Alton Towers Resort. Surrounded by beautiful Staffordshire countryside, Alton offers an abundance of scenic walks while remaining well connected to the nearby market towns of Cheadle and Uttoxeter.

Externally, the property sits within a substantial plot, benefiting from ample off-road parking, a large rear garden and a double garage, making it an ideal choice for growing families.

The accommodation briefly comprises;- an entrance porch, welcoming entrance hallway, spacious living room, separate dining room, guest WC, kitchen, utility room, side porch and internal access to the double garage. To the first floor, there are four well-proportioned bedrooms and a family bathroom.

Offering generous living space, an excellent plot and outstanding potential in a desirable village setting, this fantastic family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



### Entrance Porch

uPVC double glazed entrance door leading in from the front elevation, uPVC double glazed window to the front elevation, and internal door providing access to the entrance hall.

### Entrance Hallway

Door leading in from the porch, stairs leading to the first floor accommodation, and understairs storage cupboard.

### Living Room

uPVC double glazed window to the front elevation, central heating radiator, and gas feature fireplace.

### Dining Room

uPVC double glazed window to the rear elevation and central heating radiator.

### WC

Fitted with a WC and wash hand basin with tiled splashback, central heating radiator, and uPVC double glazed window to the rear elevation.

### Kitchen Diner

Fitted with a range of wall and base units with complementary worktops incorporating an inset stainless steel sink with drainer. Partially tiled walls, space and plumbing for a cooker, dishwasher, and fridge freezer, shelving, pantry cupboard, and central heating radiator. uPVC double glazed window to the rear elevation and ample space for a dining table and chairs.



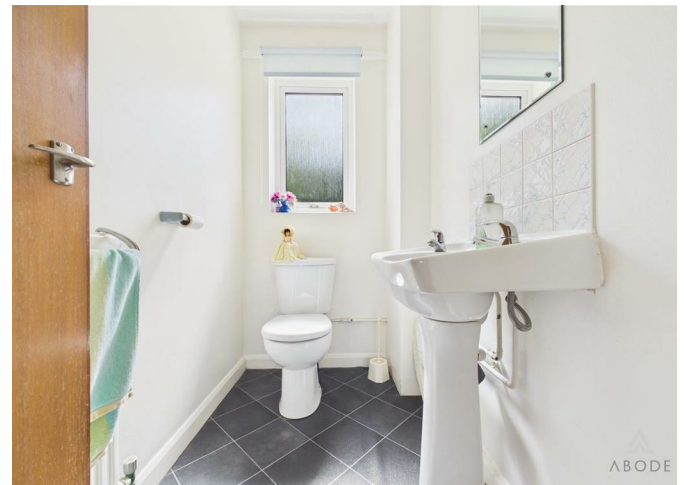
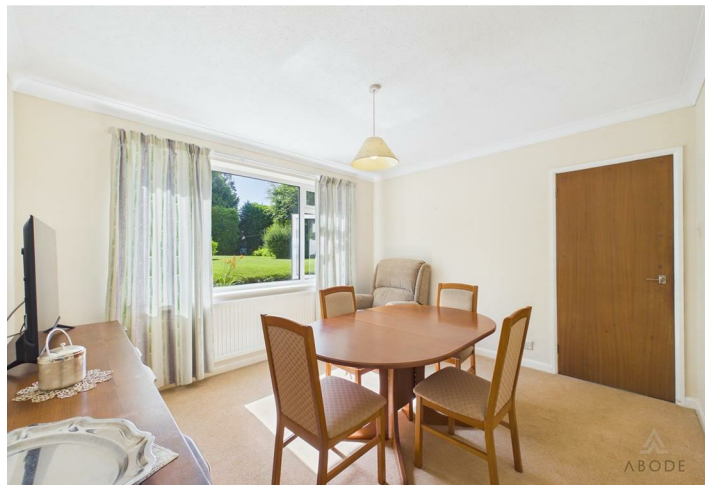
### Utility Room

Fitted with a base-level unit with complementary worktop incorporating an inset stainless steel sink with drainer. Space and plumbing for a washing machine and tumble dryer, housing the boiler, storage cupboard, and a uPVC double glazed window to the rear elevation.

### Side Porch

uPVC double glazed door providing access to the rear garden and internal door leading into the garage.







### Landing

uPVC double glazed window to the front elevation, central heating radiator, and storage cupboard.

### Master Bedroom

uPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

uPVC double glazed window to the rear elevation overlooking the garden and central heating radiator.

### Bedroom Three

uPVC double glazed window to the front elevation, central heating radiator, and built-in wardrobes.

### Bedroom Four

uPVC double glazed window to the rear elevation overlooking the garden, central heating radiator, and built-in wardrobes.



### Bathroom

Four-piece suite comprising WC, wash hand basin, bath with handheld shower attachment, and separate shower cubicle. Tiled walls, heated towel radiator, eye-level storage cabinets, and uPVC double glazed window to the rear elevation.

### Double Garage

Up and over doors to the front, internal personal door connecting the two. Power and lighting, access into the side porch.

### Garden

To the front, the driveway offers ample off road parking and access to the garages. The front garden is mainly laid to lawn, with hedging, shrubs and trees. To the rear, the garden offers a patio area ideal for entertaining, with a generous lawned area, hedging and trees.





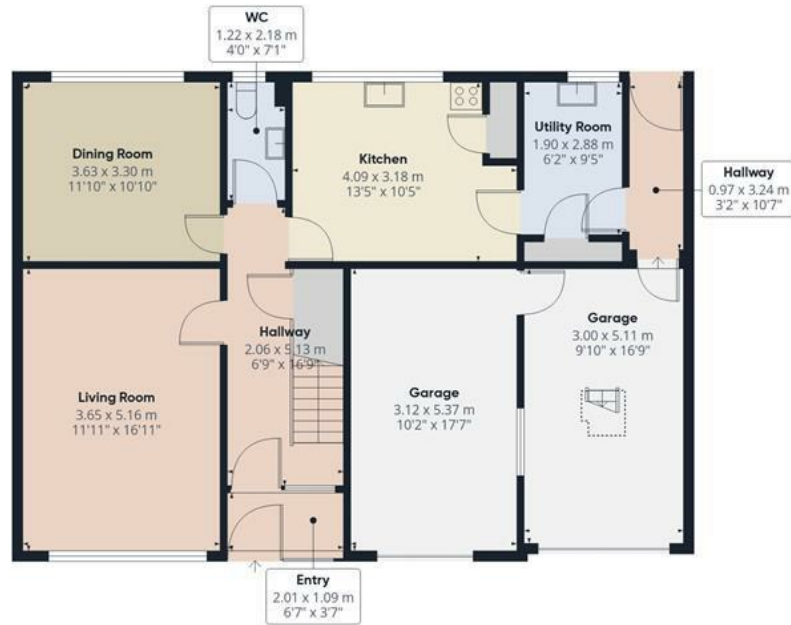












Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

167.1 m<sup>2</sup>

1800 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

6 ft<sup>2</sup>

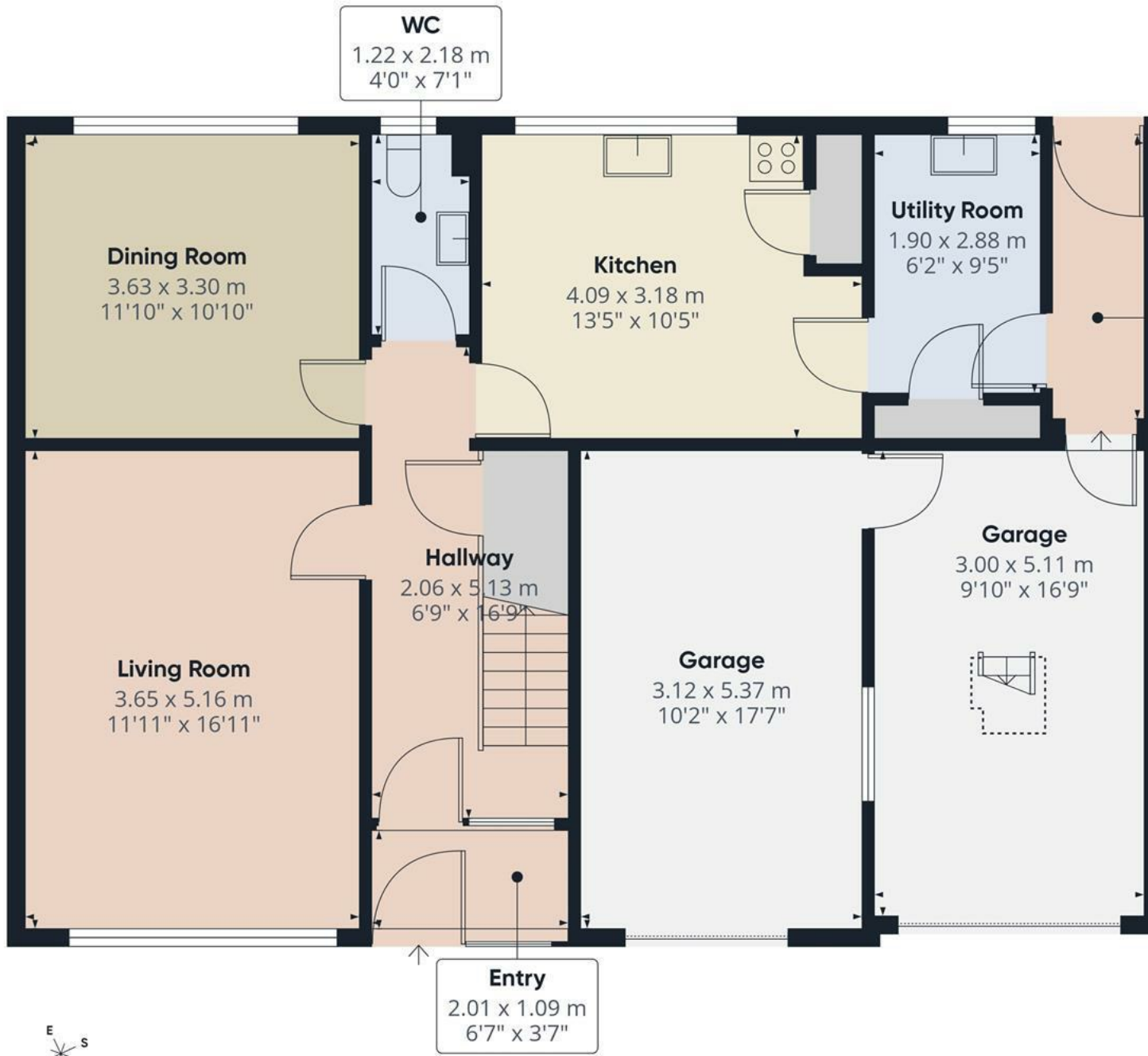
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

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

101.3 m<sup>2</sup>  
1090 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
6 ft<sup>2</sup>

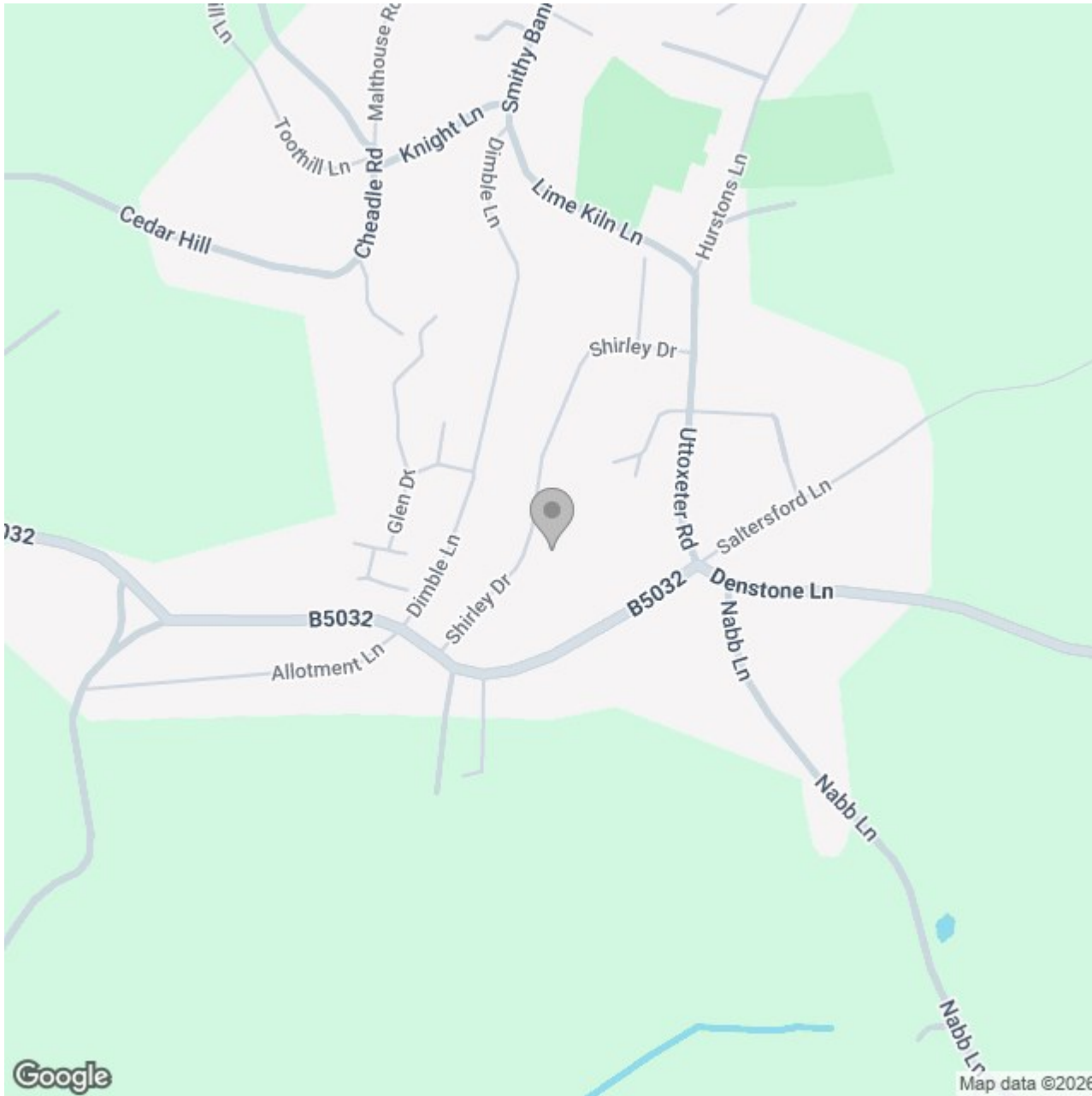
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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	