

Meadowside View

Alton, Stoke-on-Trent, ST10 4FL

John
German





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£475,000

A superior modern family home on a select development within popular Alton village, enjoying access to adjacent countryside and the considerable benefit of a solar PV and battery storage system together with intelligent EV charge point.



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There is a composite entrance door giving access to the reception hall which has a tiled floor and stairs off with attractive oak balustrade. Off the hallway is a cloakroom WC, again with tiled floor and fitted with a WC and pedestal wash hand basin. The lounge runs completely from the front to the rear and has a fireplace recess housing a wood burning stove together with window to front and French doors opening out onto the rear patio and garden. On the other side of the hall is an extensive kitchen/dining room having a contemporary range of base and wall units, upgraded quartz worktops with upstands and large island, equally surmounted with a quartz worktop including breakfast bar. There is an inset 1.5 bowl sink and chrome mixer tap, integrated Bosch appliances including a four ring gas hob with splashback and extractor hood over, electric fan oven and integrated microwave, fridge freezer and dishwasher. There is tiled flooring and worktop lighting, a useful understairs store cupboard and French doors from the dining area opening out into the garden. Off the kitchen is a useful separate utility room, again fitted with base and wall cupboards having worktops with stainless steel sink and mixer tap, appliance space under having plumbing for washing machine and space for dryer, together with tiled flooring and cupboard housing the gas fired boiler. To the rear there is a uPVC double glazed door opening out onto the garden. The garden enjoys open views over hills and fields to some aspects.

To the first floor there is a landing with drop down ladder leading to the partially boarded loft space. The master bedroom is spacious and comes complete with an en suite having tiled floor with glazed shower enclosure, wash hand basin, WC and chrome heated towel radiator. There are three further attractive bedrooms, of which bedroom four could equally serve as an office and has fitted wardrobes/storage. They are all served by an attractive good quality contemporary bathroom which has a bath in tiled surrounds together with a separate tiled shower with glazed enclosure, wall hung wash hand basin and integrated WC, chrome heated towel rail and tiled flooring.

Outside, there is a fore garden and a block paved drive to the side providing off road parking and access to the garage which is equipped with an electric up and over door and houses the battery storage for the solar PV system. There is a gate leading to an enclosed rear garden which has a paved area and lawns and enjoys wide countryside views. There are a series of outside lights and a garden tap.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band E

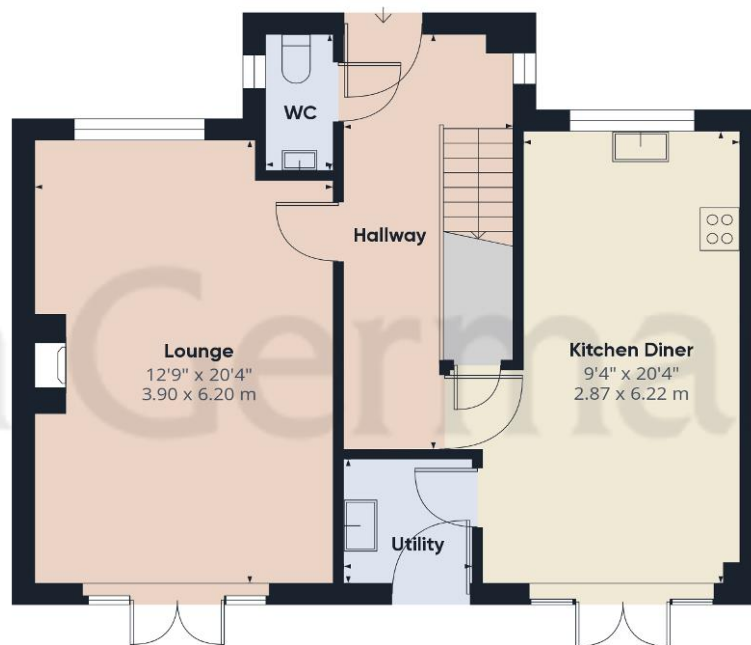
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffs Moorlands.gov.uk

Our Ref: JGA/28012025

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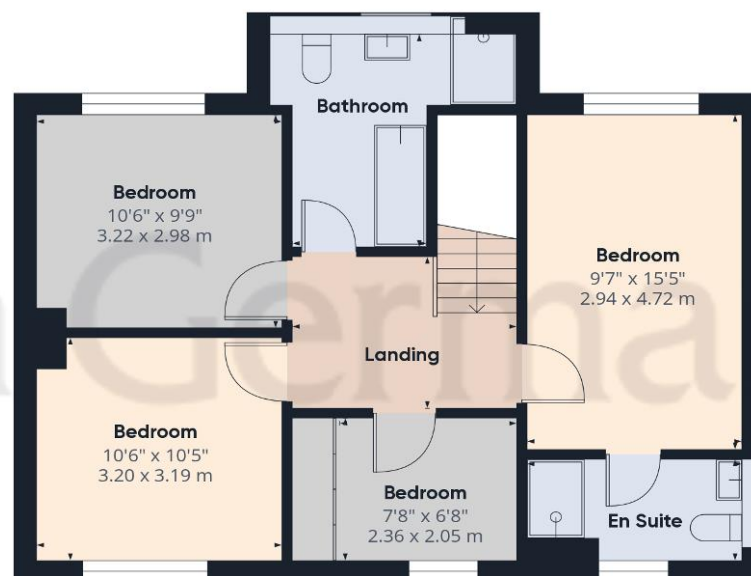


Ground Floor

Approximate total area⁽¹⁾

1247.11 ft²

115.86 m²



Floor 1

(1) Excluding balconies and terraces

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.

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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. John German 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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