

# Saltersford Lane

Alton, Stoke-on-Trent, ST10 4AU

John  
German









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£425,000

Deceptively spacious detached dormer bungalow providing well presented and remodelled accommodation, occupying a delightful plot and position enjoying far reaching views over the surrounding countryside.





Whether looking to move up or down the property ladder, viewing and consideration of this individual home is strongly recommended to appreciate its room dimensions and versatility, condition and its enclosed plot which enjoys a degree of privacy and some far reaching views over the surrounding fields and countryside.

Situated on the edge of the well regarded and desirable village towards the end of a no through lane, the village's wide range of amenities are still within easy reach, including convenience shops, public houses and restaurants, first school, health centre, village hall and playing field, church and the hair salon. Several walks through the surrounding countryside are also on the doorstep including the Chumet Valley towards Dimmingsdale. The towns of Uttroter, Ashbourne and Cheadle are all within easy commutable distance, as are the world headquarters of JCB.

**Accommodation:** A part obscured double glazed door opens to the welcoming entrance hall, where stairs rise to the first floor and a shaped window provides additional natural light.

The hugely impressive semi open plan living dining kitchen extends to the full depth of the home, having a front facing window and French doors to the rear opening towards one of the outside entertaining areas. The well equipped kitchen has an extensive range of units with worksurfaces and a matching breakfast bar, an inset sink unit set below the wide rear facing window, fitted electric hob with a contemporary extractor hood over, built-in double oven and space for an American style fridge freezer. The utility room has plumbing for both a washing machine and dishwasher, storage and the combination gas central heating boiler, which was only installed in 2024, plus a door to the outside.

The remaining versatile ground floor space comprises a spacious front facing master double bedroom which benefits from a fully tiled en suite bathroom, having a modern suite incorporating a panelled bath with mixer shower and glazed screen above. The second double bedroom can be and is currently used as a separate sitting room, depending on your requirements, having a front facing window. Further living space is provided by the good sized brick base and double glazed conservatory overlooking the garden and views of the surrounding countryside, with power points and light and French doors to the outside.

Finally, there is the fully tiled family shower room, having a white suite incorporating a shower cubicle with a mixer shower over.

To the first floor, the landing has access to storage in the eaves and doors to two further bedrooms, each having double glazed Velux skylights to the rear elevation.

**Outside:** Several seating areas around the home are positioned to take advantage of the sun at different times of the day. Leading to the garden which is predominantly laid to lawn with well stocked borders, and views over the surrounding fields and countryside. Gated access leads to the block paved driveway which provides off road parking, leading to the attached garage which has an electric up and over door, power and light and storage space above.

**What3Words:** replenish.option.fixtures

**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:** Driveway and 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:** / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03022025

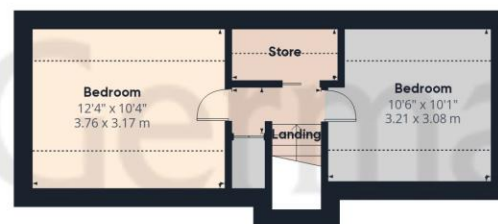








Ground Floor



Floor 1

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

1616.74 ft<sup>2</sup>

150.2 m<sup>2</sup>

**Reduced headroom**

108.83 ft<sup>2</sup>

10.11 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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