

# Wattles Lane

Acton Trussell, Stafford, ST17 0RE

John German



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£575,000

Particularly attractive detached house occupying truly delightful plot situated on this quiet lane.

Lovely front and rear gardens and the accommodation is beautifully presented, having superb living dining kitchen and a separate elegant lounge with a log burner. The first floor also has the benefit of a contemporary style balcony.



Accommodation: Reception hall providing a most welcoming introduction to the property, having stairs rising to the first floor landing.

There is a delightful and well proportioned lounge with front bow window, having shutters, and a stone fireplace with feature wall covering and also incorporating a cast log burner.

Patio doors opening to the excellent conservatory which enjoys views of the garden and gives direct access to the terrace and garden.

Superb living dining kitchen having an attractive range of units with granite worksurfaces. In addition there is a spacious island unit with further cupboards and granite worksurfaces which extend to a dining bar and a drainer adjacent to the recessed sink. There is also an integrated dishwasher and fridge. There is a tiled recess for an Aga (the Aga may be available by separate negotiation however is not included in the asking price). Attractive tiled splashback, vertical radiator, tiled floor and double contemporary style sliding doors to the lounge. French style doors and deep side window opening the terrace and garden.

Cloakroom having WC, wash basin with integrated drawers beneath and particularly well appointed utility room which has a range of units, sink and drainer and space and provision for domestic appliances. An internal door leads to the garage store.

On the first floor, a particularly spacious landing which has glazed double doors with integrated blinds opening to a superb balcony with modern contemporary glass balustrade.

There are four particularly well proportioned bedrooms, and all have splendid fitted window shutters. The principal bedroom has fitted wardrobes extending to the full width of one wall and also has the benefit of an ensuite, comprising shower with both conventional and waterfall heads, WC, rectangular wash basin with integrated drawers beneath, chrome vertical towel radiator and attractive tiled splashbacks and contrasting tiled floor. There is also a built-in linen cupboard. The remaining bedrooms share a family bathroom which comprises bath, wall hung wash basin and WC, chrome radiator, recessed display shelving and superb contrasting wall and floor tiling.

The property stands well back from the road occupying a delightful slightly elevated plot with beautiful lawned front garden with abundantly stocked mature beds, leading to a side driveway which is capable of parking 3/4 cars. There is a gated side entrance which has a log store and leads to a sun terrace to the rear of the property beyond which lies an impeccably presented mainly lawned garden with borders, and also has a pergola with seating area and a greenhouse.

The garage has been converted to create a utility room and separate garage store.

The property is situated in a delightful position on a pleasant country lane. Acton Trussell is one of the most desirable villages within the area, having the renowned Moat House hotel and restaurant and also within a 10 minute drive from junction 13 of the M6 which provides direct links into the national motorway network. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Cannock Chase, an area designated as a place of outstanding natural beauty is about a 10 minute drive.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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:** South Staffordshire Council / Tax Band F

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

**Our Ref:** JGA19052025

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Ground Floor

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

1944 ft<sup>2</sup>

180.8 m<sup>2</sup>

Balconies and terraces

149 ft<sup>2</sup>

13.8 m<sup>2</sup>



(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.





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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