

# Old Croft Road

Walton On The Hill, Stafford, ST17 0LS

John  
German



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£510,000

**A village centre located traditional detached house and garden combining character and modern fittings to create a most appealing family home.**

Walton on the Hill is a very popular village with homebuyers as it offers a unique blend of peace and tranquillity and yet at the same time easy access to nearby shops, schools and Stafford town centre itself. Old Croft Road is at the heart of the village and offers an established and interesting range of traditional properties.

This particular home has been much improved and upgraded over the years and makes an ideal family home. It has gas central heating and uPVC double glazing, and the front main entrance leads into a tiled floor entrance hall with stairs leading to the first floor, and access to the dining kitchen and lounge.

There are original stripped pine panelled doors throughout. There are two separate but interconnecting reception rooms, a charming front facing lounge with an oak and gas coals fire, and a rear facing sitting room with patio doors leading out to the rear garden.

The heart of this home is undoubtedly the spacious open plan dining kitchen, which has both views to the front and rear garden and patio doors and has a timber laminate floor throughout. There is ample space for a family sized dining table and chairs, and the extensively fitted kitchen section has a full range of white high gloss fronted base and wall units with quality worktops and upstands, together with glass splashback screens, inset stainless steel sink unit, built-in double oven, gas hob, extractor hood, dishwasher and space for a fridge freezer. Leading off the dining kitchen is an inner lobby area that in turn leads to a large understairs pantry store and a two piece fitted guest cloakroom that also accommodates the Worcester gas central heating boiler.

The characterful first floor landing gives access to the four spacious bedrooms, bathroom and separate shower room. Bedroom one is a front facing double room with garden and Old Croft views and a built-in over stairs wardrobe. Bedroom two is a rear facing double bedroom with lovely garden views. Bedroom three is a further front facing double room and bedroom four is a rear garden facing room and would be large enough to accommodate a double bed if required.

The family bathroom is fully tiled and has a bath with shower over, low level WC, wash hand basin and a shelved storage cupboard. The separate shower room is also a fully tiled room and has a large walk-in shower, low level WC and wash hand basin.

Outside, tandem garage with up and over door, rear personal door and window, electric light and power points. The property sits comfortably back from the roadside behind a gravelled multicar driveway, shaped lawn and a mature front and side border of screening shrubs, trees and perennials. The rear garden is of comfortable size and enjoys good privacy and maturity with fenced boundaries, established shrubbery and perennial borders, a full width stone paved patio, small fishpond and a summerhouse.

**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:** 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:** Stafford Borough Council / Tax Band E

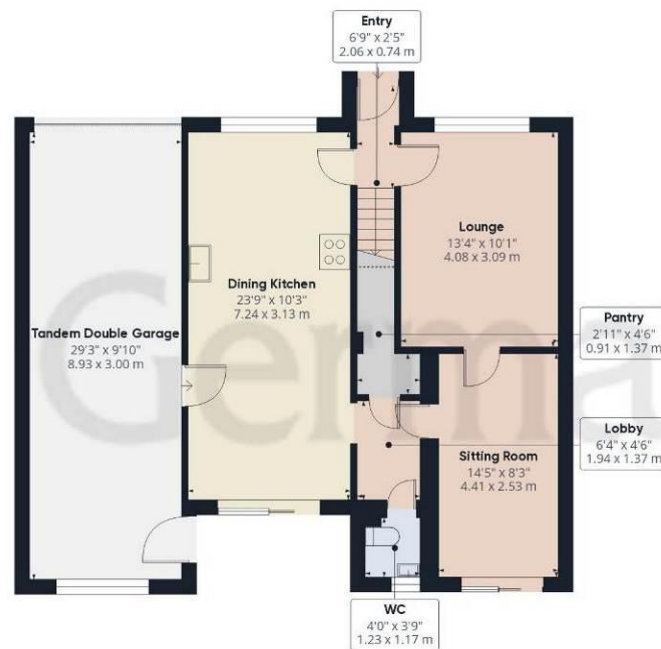
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA26022025

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Ground Floor



First Floor

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

1459.37 ft<sup>2</sup>

135.58 m<sup>2</sup>

**Reduced headroom**

2.11 ft<sup>2</sup>

0.2 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.

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### Agents' Notes

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### Referral Fees

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**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             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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