





**\*\* MODERN COUNTRY HOME \*\* FIELDS ASPECT  
VIEWS TO FRONT AND REAR \*\* HIGH  
SPECIFICATION FINISH THROUGHOUT \*\* FOUR  
DOUBLE BEDROOMS \*\***

A unique opportunity to purchase an outstanding modern detached family residence, built in 2021 and located in the highly sought after Staffordshire moorlands village of Alton. The residence has a perfect balance of over 2500 sq. ft. of internal space and a 0.27 acre plot. The externals have been landscaped, providing a large block paved driveway to the frontage and laid to lawn gardens to rear.

The luxury accommodation comprises: Hallway, study, open plan living/dining kitchen, cloaks/WC, lounge, utility room and integral garage. On the first floor, there is a landing, master bedroom with dressing room and en-suite, three further bedrooms, two of which feature a Jack & Jill en-suite and a family bathroom.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



### Hallway

With a composite front entry door leading into oak glass panelled staircase rising to the first floor landing, ceramic tiled flooring throughout, underfloor heating thermostat, alarm system unit, smoke alarm, internal doors leading to:

### Study

With a UPVC double glazed window to the front elevation and telephone point.

### Cloaks/WC

With a low-level WC, vanity wash hand basin with mixer tap and extractor fan.

### Living/Dining Kitchen

With a UPVC double glazed window to the front elevation, the bespoke kitchen features a range of matching base and eye level storage cupboards and drawers with Quartz droppage preparation work surfaces. A range of integrated appliances include double ovens with warming oven, fridge, freezer, dishwasher, stainless steel with mixer tap and carved inset drainer, five ring Neff stainless steel gas hob with matching extractor hood, smoke alarm, pan drawers with soft close, integrated recycling bins and LED downlighting. The area is underfloor ceramic heated tiled flooring throughout, TV aerial point, spotlighting to ceiling and UPVC double glazed French doors with a adjoining double glazed units leading to the rear patio.

### Lounge

With UPVC double glazed French doors with adjoining double glazed units leading to the rear garden, UPVC double glazed window to the side elevation, the focal point of the room being the log burning stove with timber mantle and sandstone hearth, TV aerial point, thermostat and spotlighting to ceiling.



### Utility Room

With complementary tiling to both floor and wall coverings, a range of matching base and eye level storage cupboards and drawers with Quartz drop edge preparation work surfaces, plumbing and freestanding space for undercounter white goods, a stainless steel sink and drainer with mixer tap, built-in utilities cupboard housing the pressurised water system and underfloor heating manifold, extractor fan and internal door leading to:







### Garage

With a UPVC double glazed frosted glass window to the side elevation, central heating gas boiler and electric up and over door to the front elevation.

### Landing

With a double glazed window to the front elevation, smoke alarm, extractor fan, oak doors leading to:

### Bedroom One

With a UPVC double glazed window to the rear elevation overlooking views of agricultural aspects and pasture countryside, central heating radiator, spotlighting to ceiling and internal door leading to:

### Dressing Room

Featuring a range of built-in double wardrobes complete with mirrored fronts and comprising of shelving and hanging rails, spotlighting to ceiling and internal door leading to:

### En-suite

Featuring a three-piece shower room suite comprising of low-level WC, vanity wash hand basin with mixer tap, double shower cubicle with sliding glass screen and waterfall showerhead, complementary tiling to both wall and floor coverings, chrome heated towel radiator, spotlighting to ceiling and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the rear elevation overlooking views of agricultural aspects and pasture fields, a further UPVC double glazed frosted glass unit to the side elevation, central heating radiator, spotlighting to ceiling and internal door leading to:



### Jack and Jill En-suite

With a UPVC double glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, double shower cubicle with sliding glass screen, waterfall showerhead and complementary tiling to both wall and floor coverings, heated towel radiator, spotlighting to ceiling and extractor fan. Internal door lead to:

### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Four

With dual aspect views to both front and rear elevations with two UPVC double glazed units, built in wardrobes and two central heating radiators.

### Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece bathroom suite comprising of low level WC, corner shower cubicle with waterfall showerhead and complementary tiling to wall and floor coverings, bath unit with mixer tap, vanity wash hand basin with mixer tap, heated towel radiator, spotlighting to ceiling and extractor fan.

### Services

The property benefits from being fully UPVC double glazed throughout, with cavity wall insulation, loft insulation and underfloor heating to the ground floor. An LPG fired system heats the central heating radiators to the first floor. We understand mains water, electric and drainage connections are connected to the home, but buyers are urged to seek legal clarity to satisfy their enquiries.

















Floor 0

Approximate total area<sup>†</sup>

127.35 m<sup>2</sup>  
1370.78 ft<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.

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Floor 1

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

116.35 m<sup>2</sup>

1252.38 ft<sup>2</sup>

**Reduced headroom**

0.91 m<sup>2</sup>

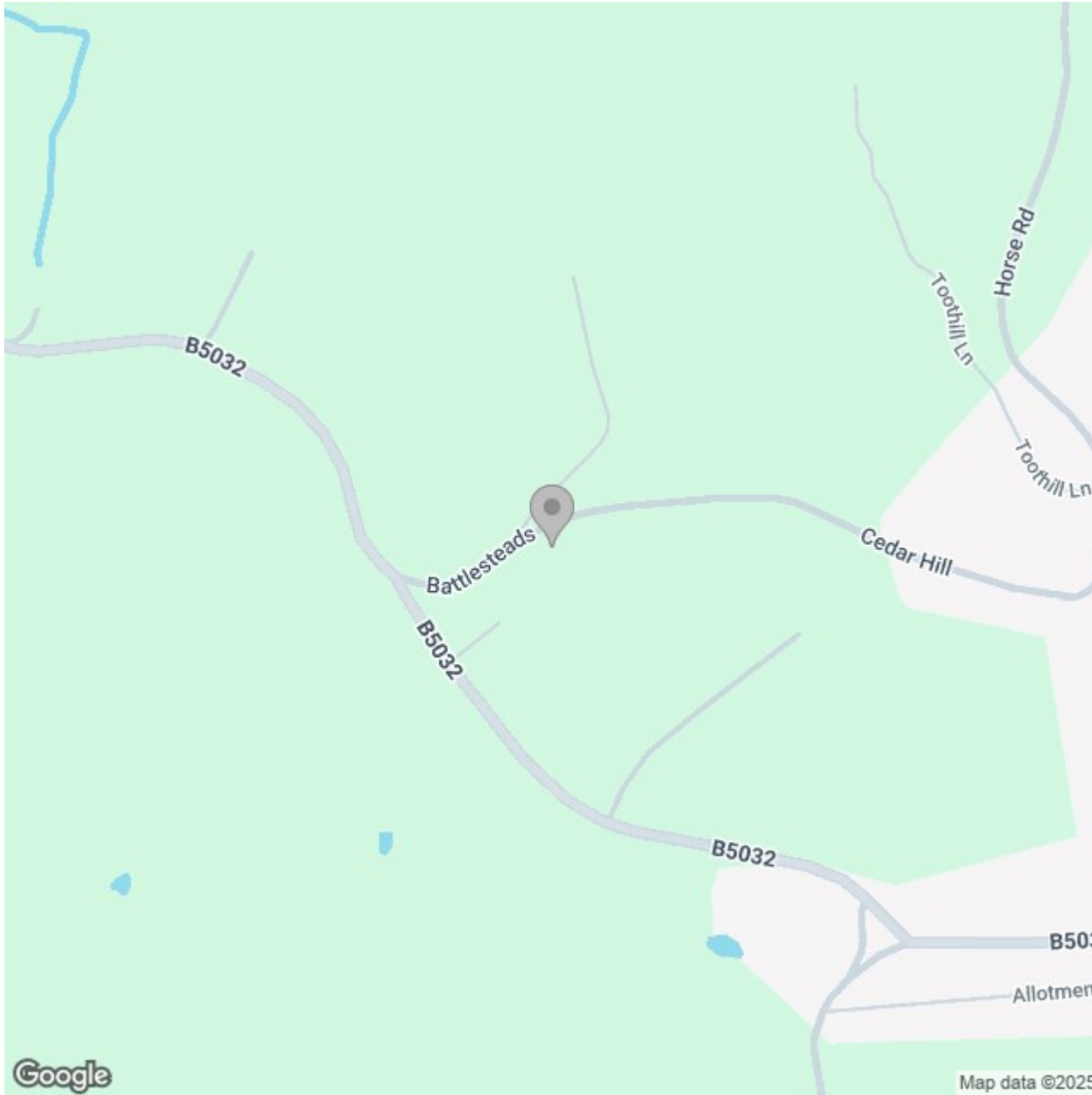
9.8 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>92</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>76</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  |           |