





**** ELEVATED POSITION ON THE CUL DE SAC ****
HIGH SPECIFICATION THROUGHOUT ** FAMILY
ROOM **

Viewing is highly recommended this modern detached family home, offering a fantastic layout for contemporary family living. The property features an open-plan kitchen/diner, a lounge with views towards Alton Castle, a bespoke sitting room, guest cloakroom, four bedrooms including a master with en-suite, and a family bathroom.

Externally, the home benefits from front and rear gardens, a driveway providing off-road parking, and a tandem garage which has been partially converted to create a versatile family room.

Situated in the sought-after village of Alton, the property is close to local amenities including a first school, village shop, pub/restaurant, and doctors' surgery, as well as the renowned Alton Castle and Alton Towers Resort. There is easy access to nearby towns such as Cheadle, Uttoxeter and Ashbourne, and excellent road links via the A50 to the M1 and M6. This well-presented home is ideal for modern family life and early viewing is strongly recommended.



ABODE
 SALES & LETTINGS

Hallway

Welcomed by a composite front entrance door with two adjoining frosted double-glazed side panels, the hallway features stylish tiled flooring throughout and a balustrade staircase rising to the first-floor landing. Additional features include a central-heating radiator, doorbell chime, thermostat control and internal doors leading to:

W.C.

A neatly appointed cloakroom with complementary floor and wall tiling, low-level WC, wash hand basin with mixer tap and tiled splashback, plus an extractor fan.

Kitchen/Diner

Positioned to the front of the home, the bespoke fully fitted kitchen enjoys a UPVC double-glazed window and features an excellent range of matching base and off-white eye-level units, including a wine rack and granite worktops. A focal five-ring Range-style cooker with extractor hood complements the sunken stainless steel sink with carved inset drainer and Quooker instant hot water tap. Integrated appliances include a dishwasher, with additional space for freestanding appliances. Attractive tiled flooring continues through to the dining area, which benefits from a UPVC double-glazed window overlooking the rear garden, two bespoke central-heating radiators, and a UPVC double-glazed door with adjoining window opening to the outside. Glass bi-folding panel doors lead into:



Lounge

A welcoming reception space with a UPVC double-glazed window to the front elevation, bespoke central-heating radiator and a charming log-burning fireplace. An open doorway flows into:

Sitting Room

A bright and airy room with three UPVC double-glazed windows to the rear elevation and UPVC double-glazed French doors opening onto the rear patio. Also featuring a central-heating radiator and telephone point.







Rear Porch

Accessed via a UPVC double-glazed door from the dining area, the rear porch offers further windows to the rear and side elevations, a door to the rear patio, and an internal door to:

Garage

Featuring an electric roller door to the front, housing the gas meter and providing ample space for freestanding white goods with plumbing facilities. The garage also benefits from a ceramic Belfast sink with mixer tap and an internal door leading to:

Family Room

A highly versatile space currently arranged as an entertaining bar area, with UPVC double-glazed windows to the side elevation and a central-heating radiator. This room lends itself perfectly to use as a ground-floor bedroom, ideal for multi-generational living or as a private retreat for older children.



Landing

With loft access via hatch, smoke alarm and oak doors leading to:

Bedroom One

A generous main bedroom with two UPVC double-glazed windows to the front elevation and central-heating radiator. A door leads to a walk-in wardrobe fitted with hanging rails and shelving, and a further internal door opens to:

En-suite

Featuring a UPVC double-glazed frosted window to the rear elevation, this modern three-piece suite includes a low-level WC with continental flush, P-shaped bath with curved glass screen and waterfall showerhead, vanity wash basin with mixer tap, complementary floor-to-ceiling tiling, extractor fan, anthracite heated towel radiator and ceiling spotlights.

Bedroom Two

A comfortable double bedroom with UPVC double-glazed rear window, central-heating radiator and TV aerial point.

Bedroom Three

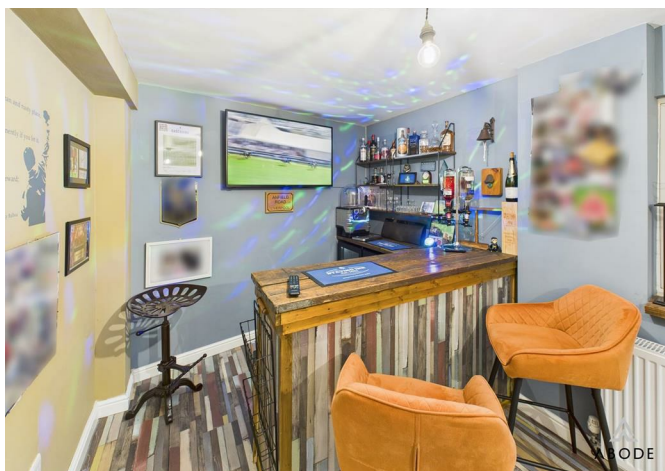
With UPVC double-glazed window to the front elevation and central-heating radiator.

Bedroom Four

Featuring a UPVC double-glazed front window, central-heating radiator, TV aerial point and a useful over-stairs storage wardrobe with hanging rails, shelving and lighting.

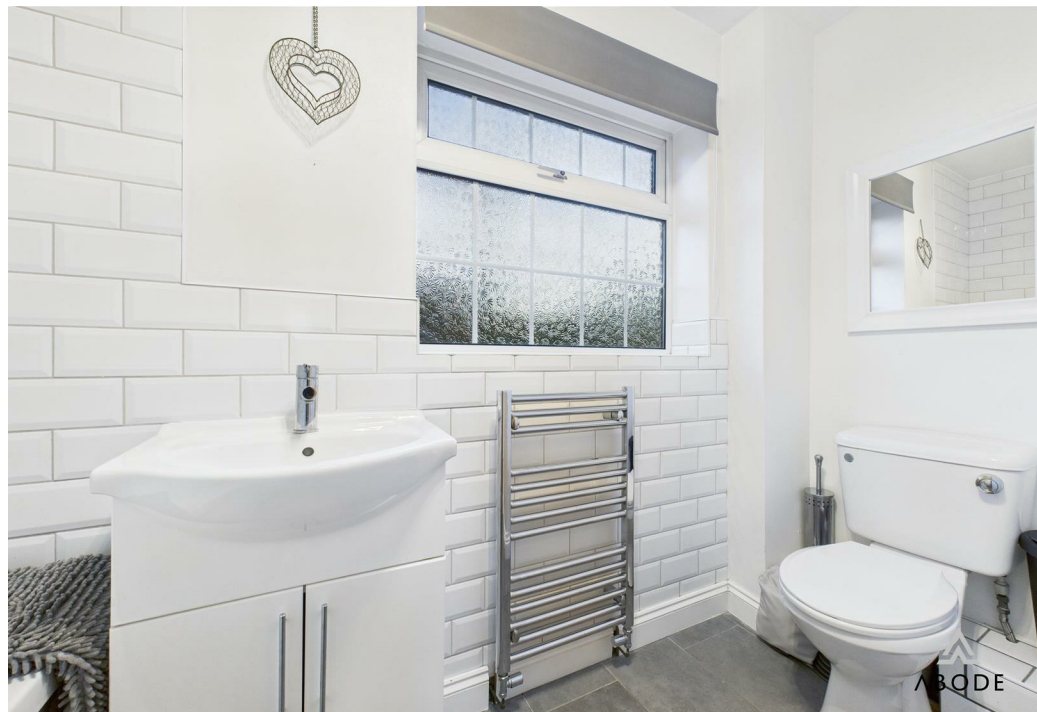
Family Bathroom

A stylish three-piece suite complemented by a UPVC double-glazed frosted window to the rear elevation. Comprising low-level WC, wash hand basin with mixer tap, P-shaped bath with curved glass screen and waterfall showerhead, full complementary wall and floor tiling, chrome heated towel radiator and extractor fan.















Approximate total area^m

96.2 m²

1033 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

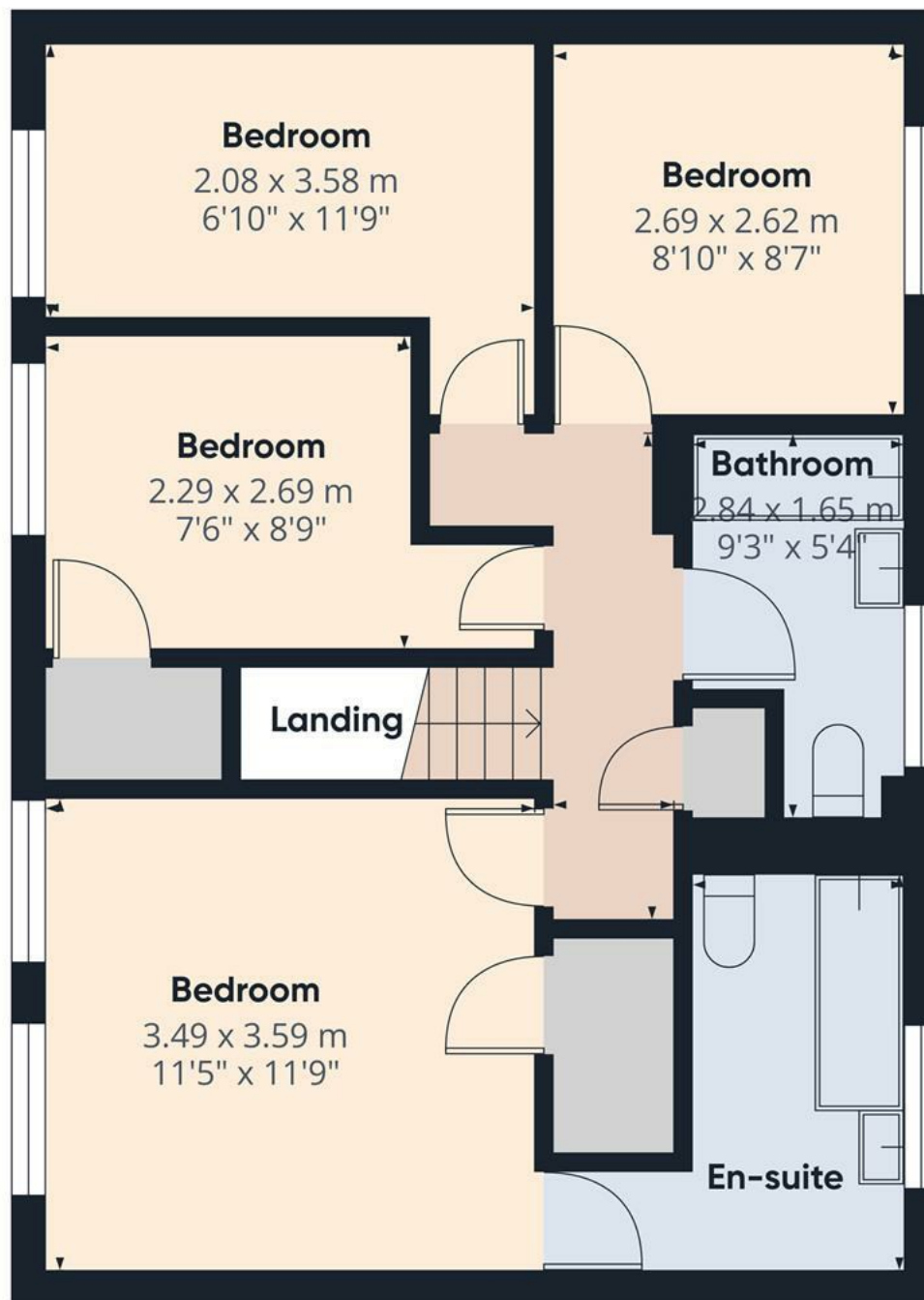
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

51 m²
547 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 