



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Acton Trussell Stafford

Moathouse Close Acton Trussell  
Stafford Staffordshire

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*There's nothing more relaxing than looking out of your window onto the tranquil canal side and that is what we can offer you with this spacious detached family house. Located in the very desirable Acton Trussell towards the head of a private road servicing just a few homes and offered with NO CHAIN.*

The family sized home comprises entrance hall with guest WC off, three reception rooms including lounge, dining room and study and fitted kitchen with built in cooking facilities. Upstairs there are four generous sized bedrooms, each with wardrobes, en-suite shower room to the master bedroom and family bathroom. Outside there is a double width driveway to the detached double garage providing ample parking and an enclosed rear garden with patios and lawn. In addition there's a delightful canal sided garden space ideal for fishing or just simply enjoying this superb tranquil environment, following relevant Canal & Riverside Trust application there's even the possibility of a mooring!! This is a great family home in a fantastic location so don't miss the opportunity and book your viewing.

- Detached Four Bedroom Detached House
- Canalside Location IN Desirable Village
- Three Reception Rooms & Fitted Kitchen
- En-Suite, Family Bathroom & Guest WC
- Detached Double Garage
- No Onward Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Approached through a partial glazed, double glazed front entrance door and leading through into the hallway, which has coving to the ceiling, staircase off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

## Guest WC

Fitted with a low-level WC, and a vanity style wash hand basin. There is part-ceramic tiling to the walls, ceramic tiled flooring, a towel radiator, and a double glazed window to the front elevation.

## Living Room 12' 3" x 12' 0" (3.74m x 3.65m) (increasing to 5.03m width)

Having an exposed brick fireplace incorporating a coal effect living flame gas fire set on a tiled hearth. There is coving to the ceiling, internal glazed double doors leading through into the Dining Room, a double glazed window to the front elevation, and a radiator.

## Dining Room 9' 1" x 12' 3" (2.76m x 3.74m)

Having patio doors providing views of, and access out to the rear garden, coving to the ceiling, and a radiator.

## Study 9' 9" x 5' 10" (2.98m x 1.79m)

A dual aspect room which has double glazed windows to both the front & side elevations, and a radiator.

## Kitchen 15' 7" x 12' 5" (4.75m x 3.78m)

Fitted with a matching range of wall, base & drawer units with work surfaces over to three sides, and incorporating an inset single drainer sink with mixer tap, and



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appliances which include; 4-ring gas hob with cooker hood above, electric double oven/grill, and eye-level integrated microwave, with spaces available to accommodate further kitchen appliances. There is ceramic splashback tiling to the walls, ceramic tiled flooring, half-glazed double glazed door to the side elevation, and a double glazed window to the rear elevation.

## First Floor Landing

Having an access point to the loft space, ceiling coving, a built-in cupboard, and internal door(s) off, providing access to;

### Bedroom One 12' 8" x 9' 9" (3.85m x 2.97m)

A double bedroom fitted with a range of bedroom furniture, and having a double glazed window to the front elevation, radiator, and further internal door leading through into the En-suite.

### En-suite (Bedroom One) 6' 0" x 5' 6" (1.84m x 1.67m)

Fitted with a suite comprising of a low-level WC with concealed cistern, a vanity style wash hand basin with chrome mixer tap & storage beneath, and a corner tiled shower cubicle housing an electric shower. In addition, there is ceramic tiling to both the walls, and floor, a double glazed window to the front elevation, and a towel radiator.

### Bedroom Two 12' 8" x 9' 4" (3.85m x 2.84m)

A second double bedroom, having built-in wardrobes with sliding mirrored door fronts, a double glazed window to the front elevation, and a radiator.

### Bedroom Three 8' 6" x 8' 9" (2.6m x 2.67m)

Having fitted wardrobes, a double glazed window to the front elevation, and a radiator.

### Bedroom Four 7' 8" x 8' 8" (2.34m x 2.64m)

A fourth bedroom, again having fitted wardrobes, a double glazed window to the rear elevation, and a radiator.

### Bathroom 5' 5" x 8' 11" (1.66m x 2.71m)

Fitted with a low-level WC with concealed cistern, a corner wash hand basin with chrome mixer tap, and a P-shaped panelled bath with shower screen & electric shower above. In addition, there is ceramic tiling to both the walls & floor, a double glazed window to the rear elevation, and a towel radiator.

## Externally

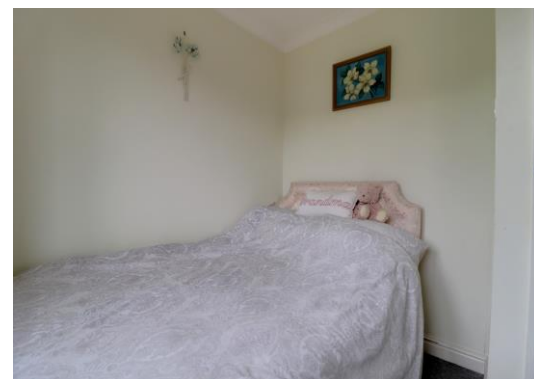
The property is positioned alongside a Canalside fronted approach over a double width driveway providing ample off-street parking and access to the Garage with a paved pathway off providing access to the front entrance having a lawned garden to the front & pedestrian access gate to the side which leads to the enclosed rear garden which has a paved patio seating/outdoor entertaining area which leads onto a lawned garden & corner flowerbed. There is a gated storage area to the rear of the garage.

### Double Detached Garage 16' 5" x 16' 10" (5.01m x 5.14m)

A brick & pitched tiled roof double garage which has two electronically operated up and over vehicle access doors to the front elevation, a double glazed pedestrian access door to the side elevation providing access to/from the garden, and the garage also benefits from having both power & lighting installed.

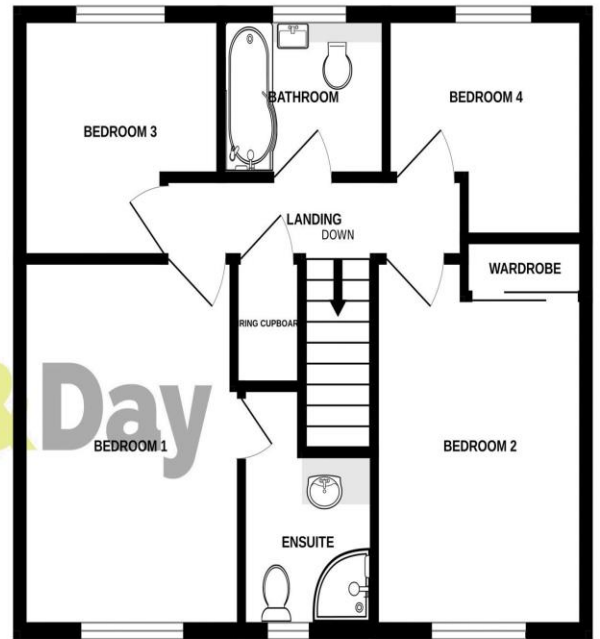
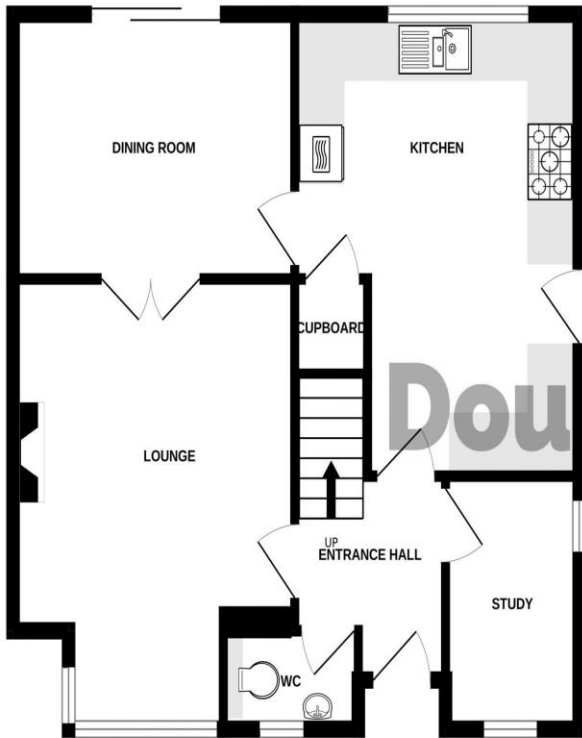
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
|   |   |         |           |
| <b>England &amp; Wales</b>                  |   |         |           |
| <small>EU Directive 2002/91/EC</small>      |   |         |           |
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