



£590,000

🔑 TENURE: Freehold

📊 EPC RATING:

🏠 COUNCIL TAX BAND: E

Acton Trussell Stafford

Ivy Close Acton Trussell
Stafford Staffordshire



This house ticks all the boxes! Highly regarded Village, excellent commuter links, potential canal moorings, superb views, private garden and beautifully maintained throughout. An internal viewing is a must to appreciate this fantastic family home. Externally there are gardens to the front side and rear with excellent potential to extend subject to planning, ample off road parking and a double garage.

Internally the spacious ground floor accommodation comprises of and entrance porch, entrance hallway, refitted guest W.C, substantial open plan L shaped lounge diner, breakfast kitchen, study, utility room and a guest W.C. To the first floor there are four bedrooms, large En-suite bathroom and a family bathroom. properties in this position are rare to come by, so call Dourish & Day today to arrange

- Superb Four Bedroom Detached Property
- Potential Canal Moorings & Superb Views
- Highly Regarded Yet Convenient Village Location
- Gardens To Three Elevations & Double Garage
- Lounge Diner, Study, Breakfast Kitchen & En-Suite
- Potential To Extend Subject To Planning Consent

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Entrance Porch

Being accessed through a double glazed composite door and having a tiled floor and double glazed windows and glazed leading to:

Entrance Hallway

A spacious and light entrance hall having a turned staircase leading to the first floor landing with understairs storage cupboard, and a radiator.

Guest WC

A recently refitted guest WC including a half pedestal wash basin with chrome mixer tap and low level WC. High gloss tiled floor, chrome towel radiator and feature double glazed window to the front elevation.

Open Plan Lounge / Diner 22' 5" x 22' 0" (6.82m x 6.70m) - max measurements

A truly stunning and substantial open plan 'L' shaped lounge/dining room having feature brick built chimney breast with oak mantle, open fire grate and quarry tiled hearth. Two radiators, double glazed windows and sliding doors giving views and access to the rear garden and further double glazed bay window to the front elevation with views over the canal.

Breakfast Kitchen 18' 10" x 10' 10" (5.73m x 3.30m)

A spacious fitted breakfast kitchen having a range of medium oak units extending to base and eye level with under cupboard lighting and fitted work surfaces with an inset one and a half bowl composite Franke sink drainer with chrome mixer tap. Range of integrated appliances including an eye level double oven /grill, four ring gas hob with stainless steel cooker hood over, dishwasher and fridge. Matching dresser, splashback



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tiling, tiled floor, purpose built breakfast bar, radiator and double glazed window to the rear elevation.

Study 13' 1" x 6' 3" (3.98m x 1.91m)

Having a radiator and double glazed window to the rear elevation.

Utility Room 8' 0" x 6' 2" max (2.43m x 1.89m max)

Having a range of shaker style units extending to base and eye level and fitted work surfaces with an inset stainless steel sink drainer, built-in shelving to the recess, space and plumbing for appliances, splashback tiling, tiled floor, radiator, built-in storage cupboard and double glazed window and door to the side elevation. An internal door leads to the double garage.

First Floor Landing

Having a radiator, double glazed window to the front elevation and access to loft space with loft ladders and is partially boarded with power and lighting.

Bedroom One 9' 8" x 12' 1" (2.95m x 3.68m)

Having a radiator and two double glazed windows to the front elevation with superb views over the canal and beyond.

En-suite (Bedroom One) 11' 0" x 7' 2" (3.36m x 2.19m)

A large, refitted contemporary style suite which includes a panelled bath with chrome taps and electric shower over, pedestal wash hand basin and low level WC. Modern and contemporary fitted double wardrobes, splashback tiling and double glazed windows to the rear elevation.

Bedroom Two 11' 0" x 10' 3" (3.36m x 3.13m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Three 10' 11" x 10' 1" (3.34m x 3.08m)

Having built-in double wardrobes with sliding mirror front doors, radiator and double glazed window to the front elevation with superb views.

Bedroom Four 8' 0" x 9' 3" (2.45m x 2.83m)

A good-sized fourth bedroom having a radiator and double glazed window to the rear elevation.

Family Bathroom 8' 0" x 5' 7" (2.43m x 1.71m)

Having a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin with mixer tap and low level WC. Radiator, tiled walls and double glazed window to the rear elevation.

Outside - Front

The property is located at the end of a small and desirable cul de sac and is approached over a double width tarmac drive leading to the double garage. The large front garden is mainly laid to lawn and is adjacent to the Shropshire canal with the possibility of a mooring (subject to the necessary consent being approved). Secure gated side access to both sides of the property to the rear garden.

Double Garage

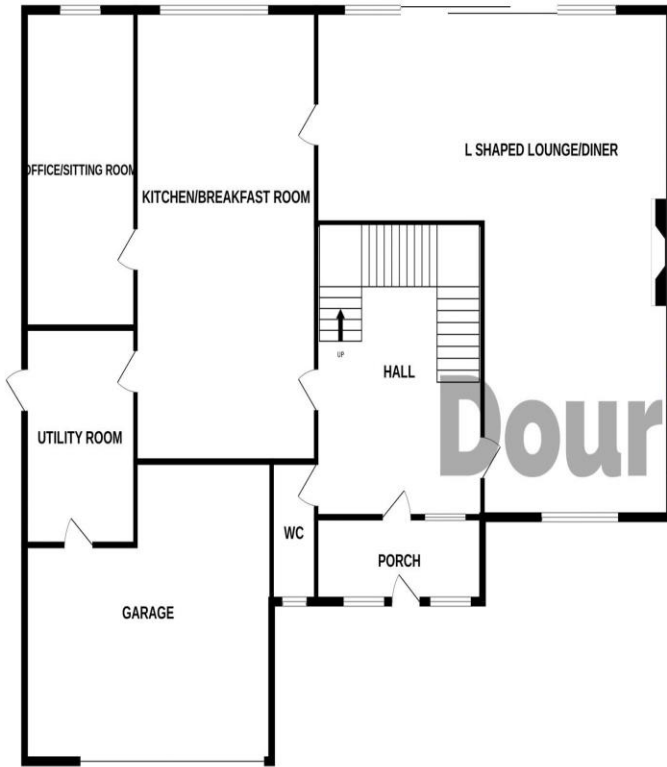
Having an electronic up and over door, power, lighting and rear door leading to the utility room.

Outside - Side & Rear

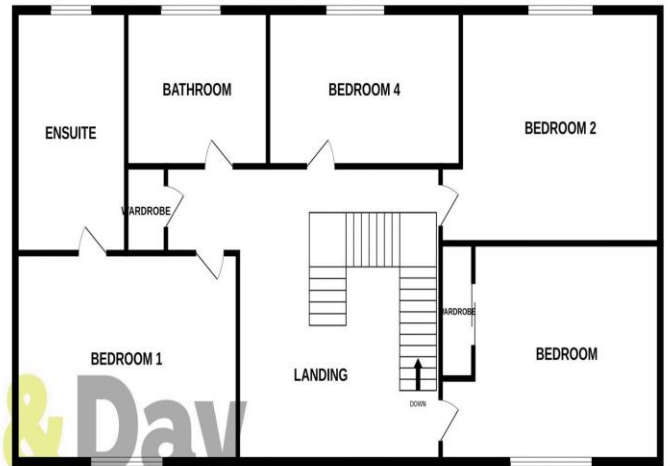
To one side of the property there is a large paved side area with garden shed and this leads to the good-sized and private rear garden which is well stocked and having a substantial paved patio. The remainder of the garden is mainly laid to lawn with deep, well stocked borders with a variety of plants, shrubs and trees. There is a cedar wood greenhouse and a summerhouse with power and lighting.



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 - Great rating 92-100			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
		78	80

EU energy efficient - higher ratings better
 England & Wales EU Directive 2002/91/EC
 www.ec.europa.eu



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