



Offers Over £610,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: F

Acton Trussell Stafford

Wattles Lane Acton Trussell
Stafford Staffordshire



4



2



3

What an opportunity we have for you! Introducing this stunning four-bedroom detached property located in the highly desirable village of Acton Trussell.

This well-presented family home offers a blend of elegance and functionality, making it a perfect choice for those seeking comfort and style. Step inside to discover a welcoming entrance hall leading to a spacious living room, a light-filled conservatory, and a beautiful open-plan kitchen/dining/sitting room, ideal for family gatherings and entertaining. The ground floor also includes a utility room and a guest WC. Upstairs, you'll find four generous bedrooms, each designed with comfort in mind. The master bedroom boasts an En-suite WC and a balcony with breath taking rural views. A family bathroom completes the first-floor layout. Externally, the property features a large driveway providing ample off-road parking, leading up to a garage store. The well-maintained private rear garden offers a serene retreat for outdoor enjoyment. Homes like this in Acton Trussell don't stay on the market for long. Call us today to arrange your viewing appointment and seize this fantastic opportunity!

- Four Bedroom Detached Property
- Four Well Proportioned Bedrooms
- Open Plan Kitching/Dining/ Sitting Room
- Large Living Room & Conservatory & Guest WC
- Large Driveway & Good Sized Manicured Rear Garden
- Located In A Highly Desirable Village

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Entrance Hallway

Accessed through a composite entrance door with a double glazed panel to one side, and having stairs leading up to the first floor landing with understairs storage cupboard, radiator, and wood flooring.

Living Room 23' 11" x 13' 6" (7.29m x 4.11m)

A large & spacious living room, featuring an inset multi-fuel burning stove set within a marble surround on a tiled hearth. There is a radiator, a double glazed bow window to the front elevation, and double glazed sliding doors leading into the conservatory.

Conservatory 11' 0" x 10' 2" (3.35m x 3.10m)

A brick based double glazed conservatory, having wood laminate flooring, a radiator, and double glazed windows & double glazed French doors leading out to the rear garden.



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Kitchen, Dining & Sitting Room 15' 7" x 24' 5" (4.74m x 7.45m)

Accessed from a glazed sliding door from the living room, being a spacious open-plan hub of the home. The kitchen area features a modern contemporary styled matching range of wall, base & drawer units with fitted granite work surfaces over, incorporating an inset composite sink with chrome mixer tap over, set within the matching centre island area. There is space for a double oven which has an existing extractor hood in situ. There are a range of integrated appliances including, dishwasher & refrigerator. The kitchen also benefits from splashback tiling to the walls, wood effect tiled flooring, a vertical wall mounted radiator, two double glazed windows to the rear elevation, and double glazed French doors opening out to the garden.



Utility Room 7' 9" x 14' 11" (2.37m x 4.55m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainage with chrome mixer tap over & under-counter space(s) & plumbing for appliance(s). There is also an integral door leading into the garage, and a double glazed window to the rear elevation.



Guest WC 4' 0" x 5' 1" (1.22m x 1.55m)

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin set into top with chrome mixer trap over & storage beneath. There is also wood effect tiled flooring, and a double glazed window to the side elevation.

First Floor Landing

A spacious & light landing, having an airing cupboard, access to loft space, and features double glazed sliding doors opening onto a balcony.



Bedroom One 13' 0" x 14' 11" (3.96m x 4.54m)

A double bedroom having triple fitted wardrobes, double glazed windows to the front elevation & radiator.

En-suite (Bedroom One) 10' 7" x 4' 6" (3.22m x 1.37m) measured into shower space

Fitted with a white suite comprising of a shower cubicle housing a mains fed shower, a vanity style wash hand basin set into top with chrome mixer tap over & storage beneath, and a low-level WC. There is also a storage cupboard, tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.



Bedroom Two 13' 0" x 13' 7" (3.97m x 4.15m)

A second double bedroom, having a double glazed window to the front elevation & radiator.

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Bedroom Three 10' 8" x 11' 8" (3.24m x 3.55m)

A third double bedroom, having a double glazed window to the rear elevation & radiator.

Bedroom Four 8' 6" x 9' 8" (2.58m x 2.95m)

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

Bathroom 6' 11" x 8' 8" (2.12m x 2.65m)

Fitted with a white suite comprising of a panelled bath with mixer shower over, a wash hand basin with chrome mixer tap, a low-level WC with an enclosed cistern. There is also tiled walls, tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.



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Outside Front

The property is approached over a large driveway which provides ample off-street vehicle parking, and continues to provide access to the main entrance door & garage. There is a large lawned garden area with deep planting bed area with a variety of mature plants, shrubs & trees. Gated access to the side of the property leads to the rear garden.

Garage/Store 7' 5" x 15' 7" (2.25m x 4.74m)

Having an up and over garage door to the front elevation, an internal door to the property, and benefitting from having both power & lighting installed.

Outside Rear

A private & enclosed garden featuring a paved outdoor seating area, a large well-manicured lawned garden with an array of large planting beds housing a variety of established plants & shrubs. The garden also includes a greenhouse, and is enclosed by timber panelled fencing.



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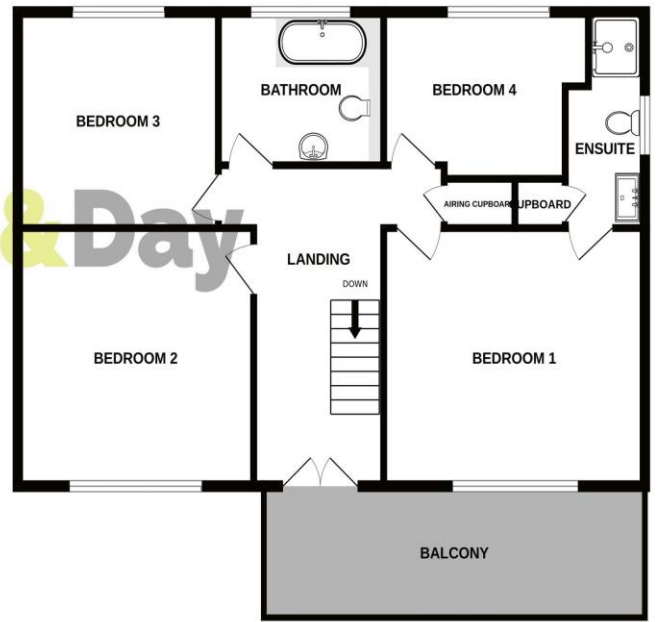
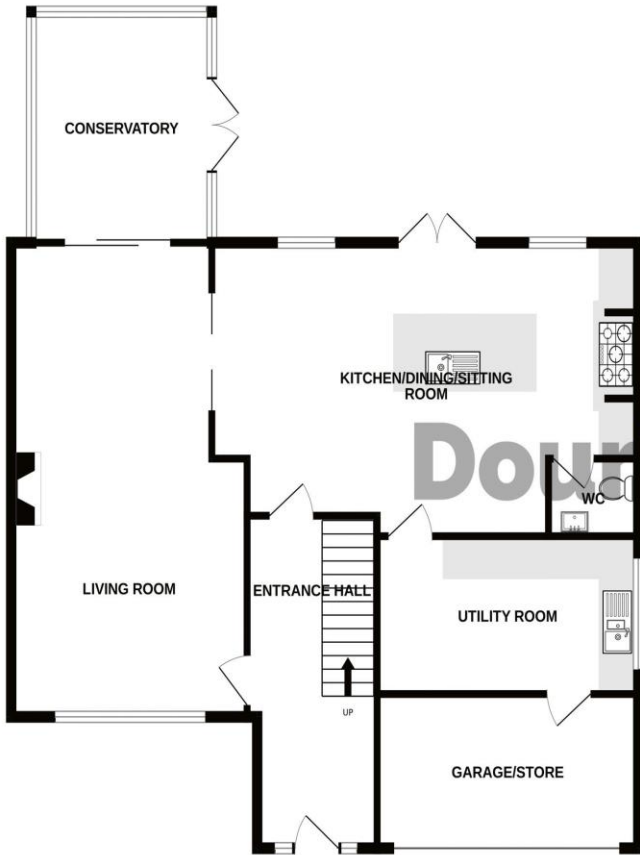
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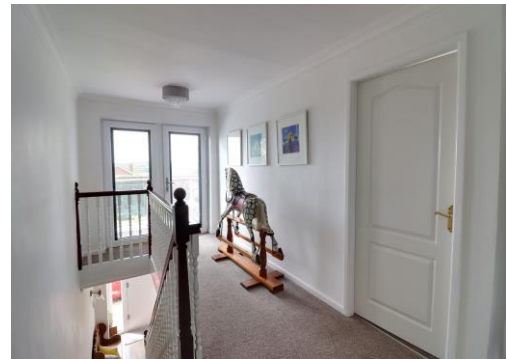
GROUND FLOOR

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 | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 45-48 | F | | |
| 35-39 | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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