



£575,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: F

Walton-on-the-Hill Stafford

Old Croft Road Walton-on-the-Hill
Stafford Staffordshire



Feel like the King & Queen of the Hill Living in this Spacious Family Home This impressive four-bedroom detached family home offers ample space and comfort for the entire family. Located in the highly desirable village of Walton On The Hill, this prime location is just a short drive from Stafford's town centre, providing the perfect blend of convenience and tranquillity.

Step inside to discover an inviting entrance hallway, a living room, a sitting room, a dining room, a guest WC/utility room, and a kitchen/breakfast room, all situated on the ground floor. Ascending to the first floor, you'll find four generously sized bedrooms, with ensuite bathrooms in both bedroom one and bedroom two. A well-appointed family bathroom completes the first floor. Externally, the property boasts a driveway with a detached double garage and an enclosed private rear garden, ideal for outdoor activities and relaxation. While the property may need some updating, it offers the perfect opportunity to put your stamp on it and create your forever home. Offered with no onward chain, don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Four Bedroom Corner Plot Detached Family Home
- Living Room, Sitting Room & Office
- Kitchen/Breakfast, Dining Room & Guest WC/Utility
- Four Double Bedrooms With Two Ensuities
- Large Driveway, Double Garage & Private Rear Garden

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Being accessed through double glazed double doors with double glazed windows, tiled floor and a further double glazed double doors lead to:

Entrance Hall

A spacious entrance hall with stairs leading to the first floor landing, radiator, useful cloakroom and a ground source heat pump.

Living Room 23' 3" x 13' 1" (7.08m x 3.99m)

A spacious living room having a decorative fire surround with a tiled hearth. Wooden floor, two radiators, double glazed window to the front elevation and double glazed double doors giving views and access to the rear garden.

Dining Room 14' 4" x 10' 4" (4.36m x 3.15m)

A spacious dining room having an original fireplace with a tiled hearth. Herringbone wooden floor, radiator and double glazed window to the rear elevation.



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Kitchen 15' 11" x 13' 5" max (4.85m x 4.08m max)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range style cooker and further spaces for appliances. Large storage cupboard, walk-in pantry, tiled walls, tiled floor, double glazed window to the rear elevation and a glazed door leads to:

Lobby

Having a double glazed door to side elevation and a double glazed window.

Utility / Guest WC 6' 11" x 6' 6" (2.12m x 1.98m)

Having a low level WC, space for appliances, wall mounted gas central heating boiler and double glazed window to the rear elevation.

Sitting Room 15' 8" into bay x 10' 11" (4.78m into bay x 3.34m)

Yet again, a spacious reception room having a wooden fire surround with an electric fire set on a decorative hearth. Radiator and double glazed walk-in bay window to the front elevation.

Study 13' 6" x 7' 9" (4.11m x 2.36m)

A versatile room which is currently used as a study/home office with access to loft space. Electric fire with a decorative hood over, wood effect laminate floor and double glazed window to the front elevation.

First Floor Landing

A large landing having access to loft space, radiator and double glazed door leads to:

Balcony

Enjoying attractive views.

Bedroom One 16' 3" x 11' 5" (4.95m x 3.49m)

A spacious double bedroom having a full length fitted wardrobes to one wall with hanging rail and shelving. Radiator and double glazed window to the front elevation.

Ensuite Bathroom 5' 10" x 8' 6" (1.77m x 2.58m)

Having a white suite which includes a panelled bath with mains shower and glazed screen and chrome taps, wash hand basin set in a vanity unit with a chrome mixer tap and cupboard beneath and close coupled WC. Part tiled walls, tiled floor, radiator and double glazed window to the rear elevation.





Bedroom Two 16' 6" max x 10' 4" (5.04m max x 3.16m)

A second double bedroom having a further access to loft space, radiator, double glazed window to the side elevation and a further double glazed walk-in bay window to the rear elevation.

Ensuite Shower Room 6' 7" x 5' 0" (2.01m x 1.52m)

Having a white suite including a shower cubicle with electric shower and a folding glazed door, wash hand basin with chrome taps and close coupled WC.

Bedroom Three 15' 11" into bay x 10' 11" (4.84m into bay x 3.32m)

A third double bedroom having fitted wardrobes with overhead storage wood effect laminate floor, radiator and double glazed walk-in bay window to the front elevation.



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Bedroom Four 9' 7" x 9' 5" (2.92m x 2.88m)

Yet again, a further double bedroom having a storage cupboard housing the hot water cylinder, wood effect laminate floor, radiator and double glazed window to the side elevation.



Family Bathroom 6' 0" x 9' 5" (1.82m x 2.86m)

Having a white suite comprising of a panelled bath with an electric shower over and glazed screen and chrome taps, pedestal wash hand basin with chrome taps and close coupled WC. Tiled walls, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a large, block paved driveway which provides ample off-road parking for numerous vehicles. There is a variety of beds with various shrubs, trees and maturing hedges. The driveway gives access to the double garage and entrance porch. Side access leads to the rear garden.



Double Garage 19' 11" x 21' 4" (6.08m x 6.51m)

Having two up and over doors to the front. Range of fitted base units with work surfaces over, power, lighting, internal glazed window, and a timber door leads to the rear garden.

Outside - Rear

Having a paved seating area which overlooks the remainder of the garden being mainly laid Astro turf lawn with well stocked deep beds having a variety of plants, shrubs and trees. In addition, there is a garden pond and small glazed summerhouse.



Agents Note:

We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Being energy efficient = lower running costs			
82-100	A		
69-81	B		
55-68	C		
44-54	D		
35-43	E		
27-34	F		
1-26	G		

Not energy efficient - higher running costs

England, Scotland & Wales

BY ENEC 2008/11/10



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