



£575,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: F

Wheaton Aston Stafford

High Street Wheaton Aston
Stafford Staffordshire

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Nestled in the sought-after village of Wheaton Aston, this deceptively spacious executive detached home offers the perfect blend of luxury, space, and functionality for the modern family. Boasting a generous plot, this stunning property is set within a private gated entrance, ensuring both security and privacy.

The home features a large P-shaped conservatory, providing an abundance of natural light and a fantastic space for entertaining family and friends. The spacious kitchen forms the heart of the home, ideal for both everyday living and hosting guests with ease, with a separate utility. With a double garage and ample driveway space, parking is never a concern. The property is surrounded by beautifully maintained grounds, offering both space for outdoor activities and a peaceful retreat from the hustle and bustle of everyday life. Located in the peaceful village of Wheaton Aston, you benefit from the tranquillity of rural living while enjoying easy access to the A5 for excellent commuter links. Whether you work in nearby towns or cities, this home offers the perfect balance of convenience and comfort. An ideal family home with versatile living spaces and four bedrooms with an ensuite to the master, this property must be seen to be truly appreciated. Don't miss out – call us today to arrange your viewing!

- Superbly Appointed & Immaculate Detached House
- Deceptively Spacious With Great Proportions
- Four Bedrooms With Master En Suite
- Envious Generous Plot With Gated Access
- Large Living Room, Dining Room & Study
- Fantastic Breakfast Kitchen & Utility

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Canopy Porch

Having a paved pathway, double glazed door to front elevation and access to:

Entrance Hall

An inviting, bright and spacious entrance hall having feature wooden flooring, ceiling coving, door to understairs storage cupboard, radiator, stairs to the first floor and doors to:

Guest WC

Having wooden flooring, pedestal wash hand basin with chrome taps, low level flush WC, tiled splashbacks, radiator, extractor fan and double glazed window to the front elevation.

Living Room 19' 4" x 16' 2" (5.90m x 4.92m)

A stunning, spacious family living room with wooden flooring, feature brick fire with a mock wood burner fire and timber over mantle, ceiling coving,



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two radiators, double glazed window to the side elevation, double glazed walk in bay window to the front elevation and internal French doors to:

Garden Room 16' 1" x 9' 8" (4.91m x 2.95m)

Having wooden flooring, radiator, ceiling coving, double glazed window to the side elevation and double glazed French doors and window to the rear.

Conservatory 27' 3" x 12' 10" max (8.31m x 3.91m max)

A large, P shaped conservatory with tiled flooring, electric panel heater, glass roof and ceiling fan, two skylights, double glazed windows to the rear and two sets of double glazed French doors to the rear garden.

Breakfast Kitchen 15' 9" x 10' 4" (4.80m x 3.15m)

A stunning, smart refitted kitchen with a range of base and eye level units, fitted work surfaces incorporating a sink unit with chrome mixer tap and upstands splashbacks. Fitted Neff induction hob and oven with stainless steel cooker hood over, built-in breakfast bar, integrated Neff dishwasher, integrated fridge freezer, ceiling spotlights, tiled flooring, under cupboard lighting and double glazed window and French doors to the rear.

Utility Room 11' 2" x 5' 2" (3.41m x 1.57m)

Matching base and eye level units, fitted work surfaces incorporating a sink unit with chrome mixer tap and tiled splashbacks, space for washing machine and condensing dryer, radiator, tiled flooring and double glazed window to the rear elevation.

Study 9' 11" x 8' 11" (3.01m x 2.72m)

Having wooden flooring, radiator and double glazed window to the front elevation.

First Floor Landing

A stunning gallery landing being spacious and bright with a radiator and double glazed window to the front elevation.

Bedroom One 16' 2" x 13' 7" (4.92m x 4.15m)

Having a built-in triple wardrobe, radiator, double glazed window to the rear elevation and door to:

En-suite 10' 4" x 5' 1" (3.16m x 1.55m)

Having fitted storage, low level flush WC with an enclosed cistern, wall mounted wash hand basin with chrome mixer tap, walk in shower cubicle being tiled with ceiling spotlights, chrome towel radiator, tiled flooring, part tiled walls and double glazed window to the rear elevation.



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Bedroom Two 16' 2" x 11' 4" (4.93m x 3.46m)

Having a built-in double wardrobe, radiator and double glazed window to the front elevation.

Bedroom Three 10' 5" x 8' 3" (3.18m x 2.52m)

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

Bedroom Four 9' 11" x 8' 10" (3.01m x 2.70m)

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

Family Bathroom 7' 1" x 6' 0" (2.15m x 1.83m)

A smart family bathroom having a white suite comprising a panel bath, pedestal wash hand basin with chrome taps and low level flush WC. Tiled flooring, part tiled walls, chrome towel radiator and double glazed window to the rear elevation.



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Outside - Front

Timber gated access to the block paved driveway and parking area, hedging to surrounds, well-manicured lawn area and access to:

Double Garage 17' 2" x 16' 7" (5.23m x 5.05m)

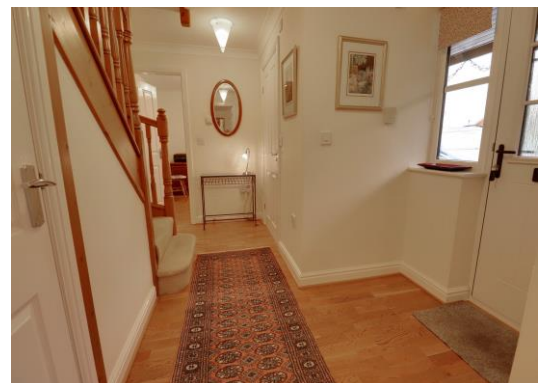
Having two up and over doors to the front driveway, wall mounted gas central heating boiler, access to loft space for storage and double glazed door to the rear garden.

Outside - Rear

A generous sized rear garden enclosed by panelled fencing having an extensive paved patio seating area, stone brick edging, well manicured lawn area with flower beds, plants and shrubs to surround, low maintenance slate area, bin storage area, space for a timber shed and a side access gate.

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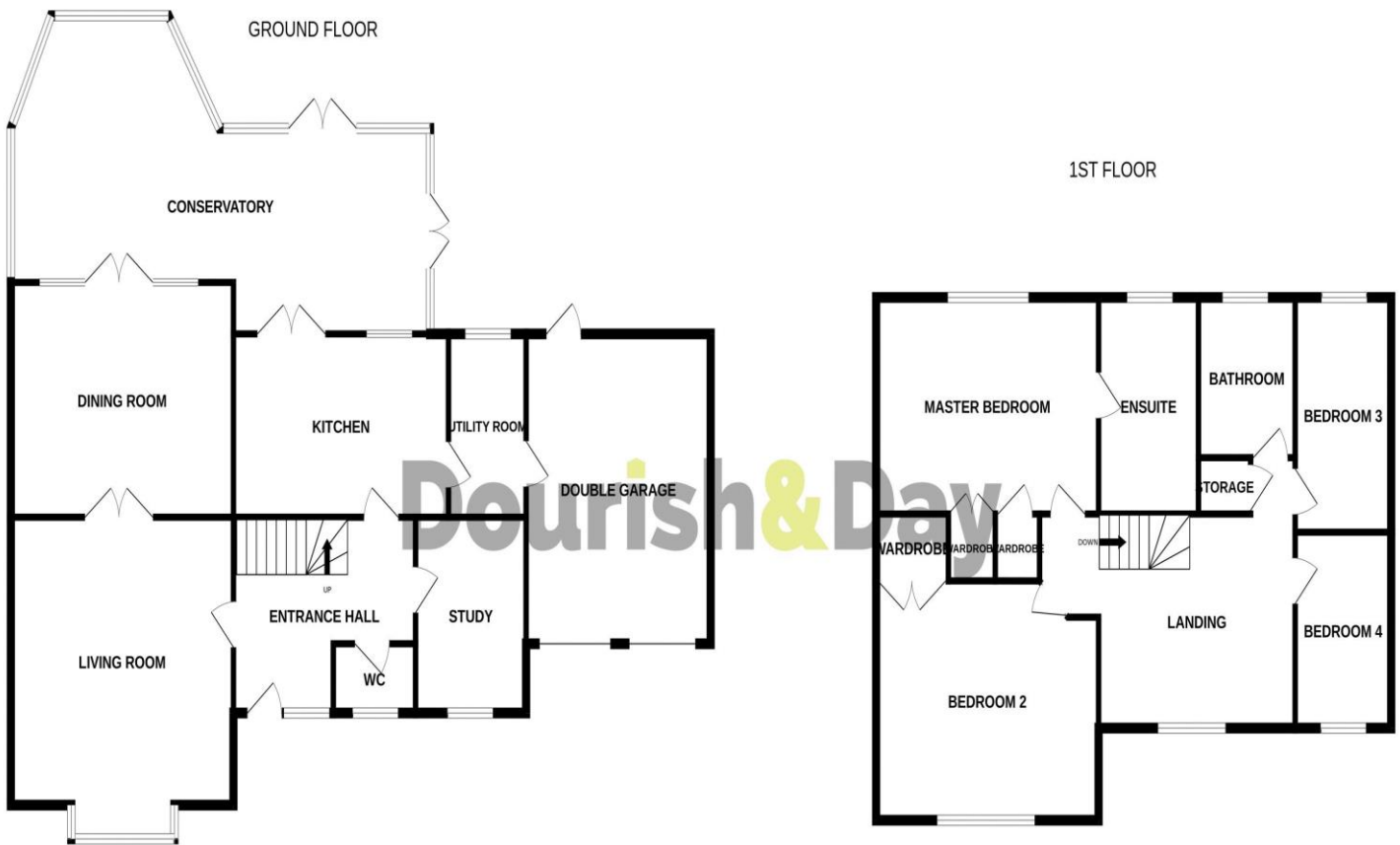


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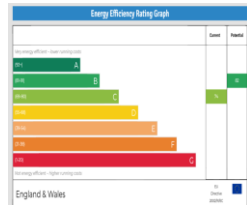
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