



Ashdale House, Meadow Lane, Fulford, ST11 9RZ



Asking Price £795,000

In our humble opinion this is one of the nicest family homes you will find for sale anywhere in the area. Ashdale House is beautifully appointed throughout having abandoned the generic grey & white colour scheme in favour of a more opulent palette. The accommodation is spacious throughout, catering for every requirement of twenty-first century family life featuring two reception rooms, large open plan dining kitchen and separate laundry, complemented upstairs by a spacious gallery landing, four double bedrooms, sumptuous en-suite to the main bedroom and a family bathroom. The property occupies a discreet position on the edge of Fulford village, in a slightly elevated plot with secluded gardens and far reaching country views to the front. Fulford is a popular and sought after village with great community spirit, a thriving village pub, highly regarded primary school and village hall with regular activities. Conveniently located within easy reach of The Potteries, Stone and within a few minutes drive of both the A50 and M6 jct 15.



01785 811 800

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Covered Porch

Entrance Hall

Welcoming hallway with double entrance doors and oak staircase to the first floor landing. Feature panel walls and ceramic tile floor throughout.

Sitting Room

A lovely sitting room with window to the front of the house and French doors to the rear leading to the garden. Feature period style fireplace and living flame fire, feature wall panelling.

Lounge

A spacious open plan lounge with adjoining dining area. Two windows to the front and window to the rear. Chimney breast with brick built fireplace and hearth with wooden mantle and wood burning stove. TV aerial connection.

Breakfast Kitchen

A fabulous open plan kitchen with space for casual dining. The kitchen features a range of bespoke wooden hand painted cabinets with matching island and granite work surfaces with ceramic Belfast sink unit. Faux chimney breast with Aga shelf and range cooker with extractor over, fully integrated dish washer. Adjoining breakfast area with bespoke dresser unit matching the kitchen cabinets. Two rear facing windows overlooking the garden and French doors to the side opening to the patio. Ceramic tile floor throughout.

Utility Room

Fitted base cabinets and work surfaces, plumbing for washing machine. Ceramic tile floor.

W C

Period style high level WC. Ceramic tile floor.

Stairs & Gallery Landing

Bespoke oak staircase leading to a spacious open landing which has French windows to the front of the house opening to a small balcony and enjoying panoramic views across Staffordshire. Feature wall panelling.

Main Bedroom

The main bedroom has a window to the front of the house with open views. Featuring a range of Hammonds bespoke wardrobes with matching cabinets, storage and window seat. 'Hidden' door to the en-suite bathroom.

En-Suite Bathroom

Luxurious & indulgent, featuring a free standing roll top bath, walk in shower, twin vanity basin & high level WC. Ceramic tile floor and matching wall tiling to the shower area.

Bedroom 2

Double bedroom with window to the front of the house. Built-in Hammonds wardrobes.

Bedroom 3

Double bedroom with windows to the side and rear of the house.

Bedroom 4

Double bedroom with window to the rear of the house.

Family Bathroom

With white period style suite featuring roll top bath with chrome Victorian style mixer tap and shower, pedestal basin & WC. Ceramic tile floor and wall tiling to full height, chrome towel radiator and linen cupboard.

Outside

The house occupies a lovely position within Meadow Lane, in a slightly elevated plot with open views to the front. There are gardens to three sides which are mainly lawn with extensive formal planted borders and enjoy total privacy from neighbouring houses. Wooden summer house and pergola together with a raised wooden deck providing endless opportunity for outdoor living.

Gated block paved driveway providing parking for a number of cars, leading to an attached two car garage.

General Information

Services; Mains electricity, gas, water & drainage. Gas central heating with radiators to all rooms.

Tenure; Freehold

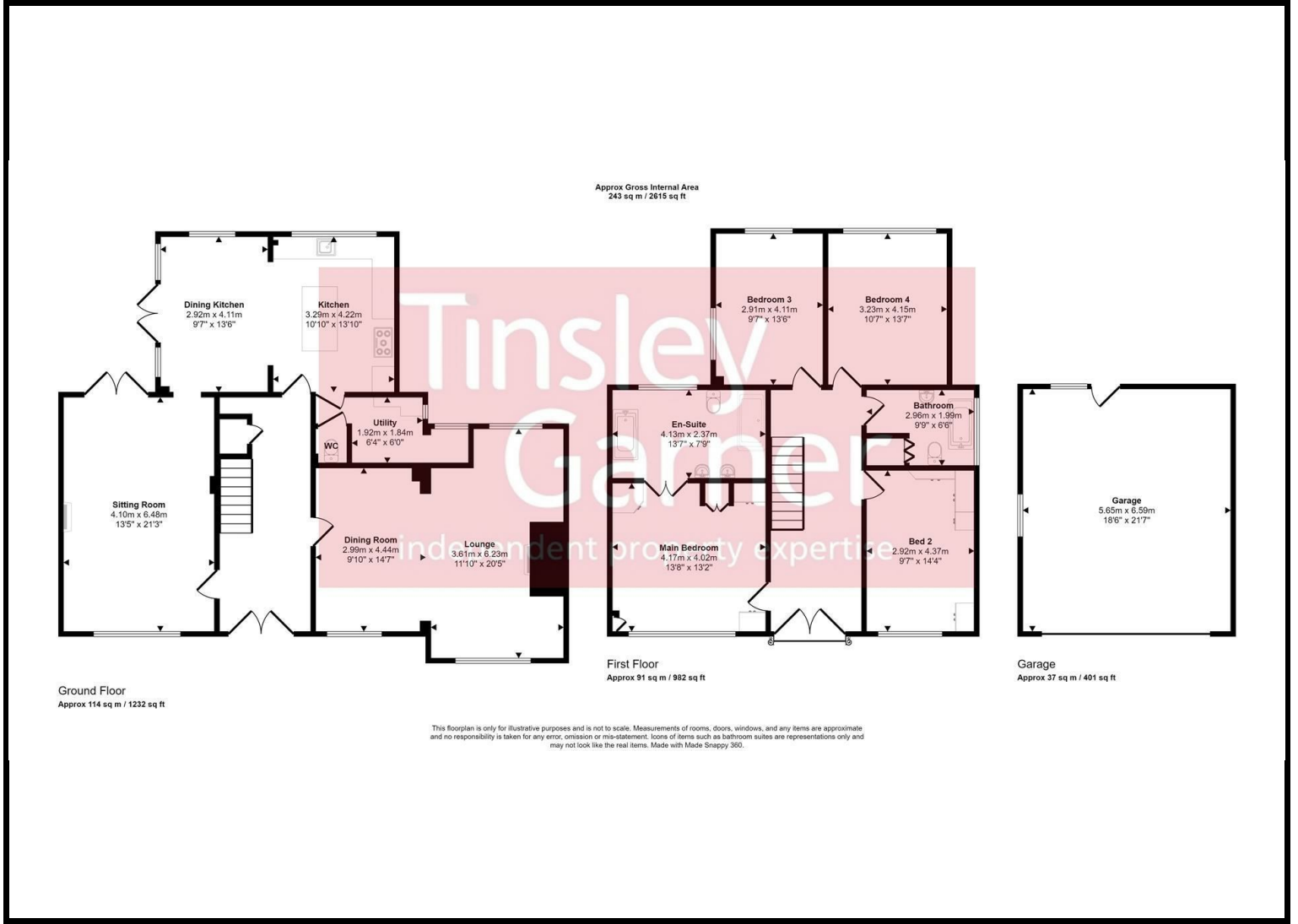
Council Tax Band

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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