

**TO LET**



**Malthouse Road, Alton, Stoke-on-Trent**

**4 Bedrooms, 2 Bathroom, Detached House**

**£2,000 pcm**





## Malthouse Road, Alton, Stoke-on-Trent

Detached House,  
4 bedroom, 2 bathroom

£2,000 pcm

Date available: 5th May 2025

Deposit: £2,307

Part Furnished

Council Tax band: E

- 4 Large Bedrooms
- Detached Split Level Home
- Alton - Village Location
- Free tickets to Alton Towers Resort
- En Suite Bathroom
- Outstanding Garden Room
- Four Reception Rooms

**HALLWAY** Entrance hallway with two storage cupboards.

**KITCHEN** Fitted kitchen with Belfast sink, range cooker with gas hob and multiple ovens and extractor hood. There is underfloor heating and kick board heater.

**BATHROOM** Downstairs bathroom with three piece suite including over bath shower with glass shower screen.

**RECEPTION ROOMS** Reception room with feature open cast-iron fireplace and double doors lead to a second reception room.

**GARDEN ROOM** Spacious garden room with large skylight, underfloor heating and bi-fold doors that open out to the patio.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		



**RECEPTION ROOM** Reception room with staircase which would lend itself to a home office.

**DOWNSTAIRS BEDROOMS** Two large double bedrooms on the ground floor.

**LANDING** Upstairs, the landing overlooks the garden and leads to two more large double bedrooms.

**BEDROOM** Large double bedroom on the first floor.

**MASTER BEDROOM** The master bedroom on the first floor has an en-suite bathroom with three piece suite.

**UTILITY ROOM** Accessed from the front courtyard, there is a good sized utility/storage room with 'stable' style door which was formally a garage.

**ACCESS** This detached home is tucked away from the road and offers a great deal of privacy. Accessed off Malthouse Road via a tarmacked private driveway with double gates the property offers ample parking. There are steps and gently sloping pathways that lead to the property from the front courtyard.

**EXTERNALLY** Externally, the property has a large patio area and a spectacular decked area with glass



balustrades offering plenty of space to relax and entertain. Not to mention the extensive, well kept gardens.

The private and enclosed gardens are a real highlight of this property. They are divided into different sections and offer a good sized lawned area, flower beds and borders, shrubbery, a chicken coop and run, greenhouse, vegetable gardens and garden sheds. To the side of the property there is a canopy over a walkway/storage area.





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## Martin & Co Stoke on Trent

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