

£625,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



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5 REASONS WHY WE LOVE THIS HOUSE:

1

Such versatile accommodation!! Rooms downstairs can be used as reception rooms or bedrooms to suite the needs of you household or guests!

2

A substantial plot sitting with beautiful gardens with a large patio seating/entertaining area, mature trees and lush lawns. A sit on mower definitely needed here!!

3

Bespoke kitchen with utility room which opens up into a stunning orangery with vaulted ceiling with roof lantern and double doors which open out into the garden

4

Set back and 'hidden' from the road there is plenty of private parking for several vehicles accessed via wooden bar gates and with a large garage

5

Superb quiet village location with easy access to commuter links and town centres



EPC:

Fulford
Little Acres, Fulford Road, Staffordshire, ST11 9QT

01785 814917
stone@jamesdupavey.co.uk



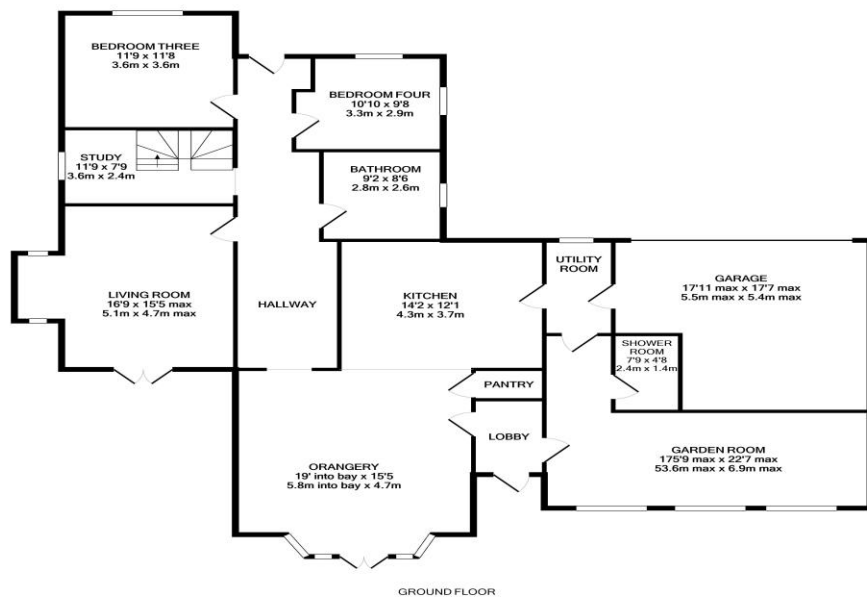
Dream big at Little Acres!! This property really will have you left feeling like you're king of your very own castle, with far reaching views you can sit back on your thrown and enjoy the surroundings of the idyllic countryside. This is all you will desire and we are happy to provide! We have for you a spacious, stylish family home, situated in the pretty village of Fulford sitting within generous gardens with mature trees with a large entertaining area, a private driveway and plenty of outside storage with three sheds and a cabin by the pond. Inside from the front of the property a light long entrance hall leads to two versatile rooms which can be used as bedrooms or reception rooms with a Fired Earth bathroom suite with bath and separate shower, providing excellent separate living area for guests or relatives, a study/dressing room, a cosy lounge with a Hunter multi fuel burning stove and doors leading to the rear garden, a English Interior kitchen with Neff and Falcon appliances, a utility room which opens out to an impressive orangery also with doors leading to the garden, a garden room/bedroom with shower room off and an integral garage. Upstairs is the master suite with ensuite and double doors leading to a balcony to enjoy the far reaching views and accessed via a separate staircase is another double bedroom with built in storage. This property is an ideal home for someone wishing for a beautiful

family home with the taste for country living, so arrange your appointment today and start living the dream!

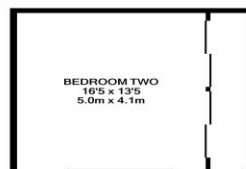
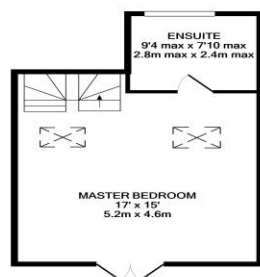
Directions

Leave Stone town centre along the A520 Longton Road turning right onto Hayes Bank signposted towards Moddershall and Fulford. Continue to the end of the lane and at the crossroads continue straight across signposted towards Fulford, follow the road into the village where Little Acres can be found on the right hand side.





GROUND FLOOR



1ST FLOOR

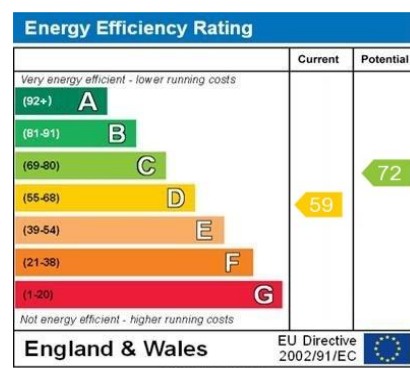
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropac 02020



Tenure: Freehold –

Council Tax Band:

Notes:



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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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Christchurch House Christchurch Way Stone Staffordshire ST15 8BZ
01785 814917 | stone@jamesdupavey.co.uk | www.jamesdupavey.co.uk

