



Connells

Damson Dene Top Road
Acton Trussell Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this five bedroom detached family home in the sought after village of Acton Tussell, Stafford. Having stunning rural views, this family home is ideally situated within close proximity of the well regarded Moat House Hotel, with Cannock Chase a short drive away. It is also within Watton High School catchment area and only a few minutes drive from the M6, being ideal for commuting.

Internally the property is immaculately presented throughout and briefly comprises of an Entrance Hallway, modern fitted Kitchen, Lounge, Dining Room, Conservatory and Downstairs W.C all located on the ground floor, with stairs leading to First Floor Landing, Master Bedroom with adjoining En-Suite, a further Four Bedrooms and Family Bathroom.

Externally property boasts a private driveway with ample parking space and access to garage via up and over doors, with the rear garden benefitting from both a lawn and paved patio seating area with paved pathway and a range of mature shrubbery.

Entrance Hallway

UPVC double glazed door to side with frosted glass and frosted side panel and radiator.

Lounge

20' 1" x 12' 10" (6.12m x 3.91m)

Two UPVC double glazed windows to front and side, pebble stone gas fire with surround and radiator.

Dining Room

11' 11" x 10' 11" (3.63m x 3.33m)

Patio door leading to conservatory and radiator.

Conservatory

13' 8" x 11' 7" (4.17m x 3.53m)

UPVC double glazed window to rear and UPVC patio door to the side.

Wc

UPVC double glazed window to the side, low level WC and hand wash basin.

Utility Room

8' 10" x 5' 11" (2.69m x 1.80m)

UPVC double glazed window to the side base units with worksurfaces over and space for appliances.

Kitchen

15' x 6' 10" (4.57m x 2.08m)

two UPVC double glazed windows to the side and rear, wall and base unit with work surfaces incorporating drainer and underslung sink, integrated oven and hob, radiator and space for appliances.

Landing

UPVC double glazed window to the front, loft access and doors to all rooms.

Master Bedroom

15' 10" x 14' 10" (4.83m x 4.52m)

Four UPVC double glazed windows to the front and rear and radiator.

Bedroom Two

13' 6" x 12' 3" (4.11m x 3.73m)

UPVC double glazed windows to the rear and rear and radiator.

En-Suite

11' 3" x 9' (3.43m x 2.74m)

UPVC double glazed windows to the side low level WC pannelled bath tiled splashbacks, pedestal hand wash basin and rear and radiator.

Bedroom Three

13' x 10' 10" (3.96m x 3.30m)

UPVC double glazed windows to the font and rear and radiator.

Bedroom Five

9' x 5' 10" (2.74m x 1.78m)

UPVC double glazed windows to the font and rear and radiator.

Bedroom Four

11' 3" x 9' (3.43m x 2.74m)

UPVC double glazed windows to the font and rear and radiator.

Bathroom

11' 3" x 9' (3.43m x 2.74m)

UPVC double glazed windows to the side with

frosted glass low level WC, pedestal hand wash basin, panelled bath, tiled splashbacks and rear and radiator.

Outside

To the front there is a driveway providing off road parking and garden laid to lawn. To the rear there is a lawned garden and well stocked flower borders.









Ground Floor

First Floor

Total floor area 205.3 m² (2,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Unit 3C, Salter Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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Property Ref: STD107870 - 0004