

Dimble Lane

Alton, Stoke-on-Trent, ST10 4BL

John 
German





The image shows the interior of a sunroom or conservatory. The walls are constructed from rough-hewn, light-brown stone blocks. The floor is covered in large, square, light-brown tiles. The ceiling is a white, vaulted structure with a series of parallel wooden beams. Large white-framed windows and doors line the right and back walls, offering a view of a lush green garden. On the left, a white-framed door is open, revealing a glimpse of the interior of the house. The overall atmosphere is bright and airy.

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£315,000

Delightful traditional semi-detached cottage providing deceptively spacious accommodation set over three floors retaining a wealth of character and charm, situated on a quiet lane in the highly respected and desirable village within walking distance to its range of amenities.

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For sale with no upwards chain involved, viewing and consideration of this delightful cottage in strongly recommended whether looking to move either up or down the property ladder, a quiet village retreat or 'lock & leave' bolthole. Combining original character and exposed features including exposed stone walls and fireplaces, with modern living and specification. Enjoying some fabulous first and second floor views over the village and surrounding countryside.

Situated on a quiet lane in well-regarded and sought-after village within walking distance to its range of amenities including convenience shops, public houses and restaurants, first school, health centre, village hall and playing field, church and the hair salon. Several walks through the surrounding countryside are also on the doorstep including the Churnet Valley towards Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as are the world headquarters of JCB.

Accommodation

A bespoke composite and part double glazed stable style door opens to the hub of the home, the open plan living dining kitchen which extends to the full depth of the cottage and provides space to arrange your furniture to best suit your needs. Having a focal chimney breast with a contemporary log burner set on a tiled heart, an exposed stone wall and a large double-glazed window/door overlooking the garden. The kitchen has a range of bespoke units with timber worktops and an inset Belfast style sink set under the side facing window, space for a range stove and an integrated dishwasher, plus space for fridge/freezer.

A lobby has stairs rising to the first floor and doors leading to the fitted looility which has a white modern two piece suite and an alcove with plumbing for a washing machine, and the relaxing sitting room which has a focal fireplace and an exposed beam, understairs storage and glazed double doors opening to the good-sized conservatory which provides additional living space overlooking the garden with power points and French doors to the outside.

To the first floor, stairs rise to the second floor and a door leads to the spacious master bedroom, having exposed beams and a large window providing an abundance of natural light and a fabulous outlook. The impressive ensuite bathroom has white modern three-piece suite with beautiful tiled splashbacks incorporating a panelled spa bath with a mixer shower and glazed screen above.

The second floor landing has a built-in airing cupboard which houses the central heating boiler, and doors leading to two further good-sized bedrooms enjoying the fabulous outlook. Finally, there is the fitted family shower room, having a white suite with complementary tiling incorporating a double cubicle with a mixer shower over.

Outside

A block paved patio to the side of the cottage provides a lovely seating and entertaining area leading to the garden which has an artificial lawn and well stocked beds and borders containing a variety of shrubs and plants, with additional seating area and storage.

What3words: ///situated.incurring.havens

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band C

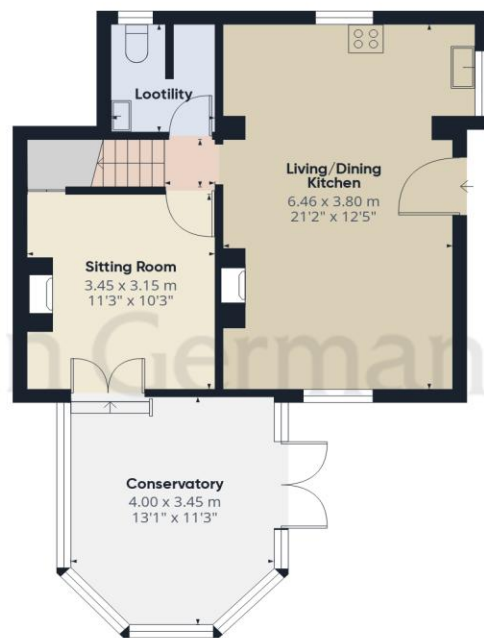
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08072026

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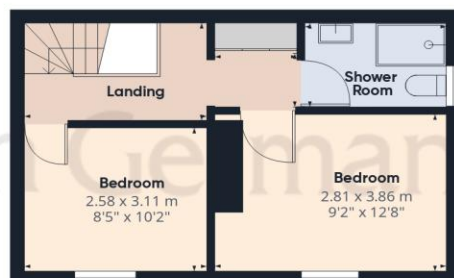




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

109.4 m²

1179 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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