

Whittamoor Lane

Dunston Heath, Stafford, ST18 9AN

John German





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£825,000

Extremely Attractive Detached Dormer Style Home
Providing Well Proportioned & Highly Versatile
Family Sized Accommodation, Occupying a
Delightful Plot Extending to Approx. 0.56 Acre in
Total Enjoying a Good Degree of Privacy & Far-
Reaching Views over the Surrounding Countryside.

Highly individual and appointed to an excellent standard, viewing and consideration of this extremely spacious home is absolutely essential to appreciate the property's room dimensions and flexible layout which is excellently suited if searching for a home capable of housing a growing family, blended or multi-generational households, or those requiring space to work from home. Occupying a delightful well-tended plot which extends to approximately 0.56 Acre in total and enjoys a degree of privacy, providing space for kids to play, grown-ups to entertain or relax, and 'the good life' having a soft fruit and vegetable garden, backing onto open fields to the rear.

Situated on a country lane on the rural outskirts of the thriving large village of Penkridge only a few minutes drive away where there are amenities including shops, pubs, restaurants, butchers and bakery along with a local market on Wednesdays and Saturday, well-respected schools for all ages and a railway station. The county town centre of Stafford is approximately 15 minutes drive away and has a mainline intercity railway station where there are regular Virgin services operating to London Euston and taking only approximately one hour and twenty minutes, also benefiting from superb road links, with the M54, M6, and M6 Toll all within easy reach.

Accommodation: A composite and part obscure double-glazed entrance door opening to the spacious reception hall which provides a welcoming and spacious introduction to the home, with stairs rising to the first floor and doors to the flexible ground floor accommodation.

To the rear of the home is the comfortably sized lounge with its wide window overlooking the delightful garden and countryside beyond, having a focal fireplace with a log burner set on a natural stone tiled hearth. Alongside is the sitting room having wide uPVC double glazed French doors also overlooking the garden and surrounding plus direct access to the outside entertaining space. An arch leads to the fitted kitchen which provides space for a breakfast table and chairs, with an extensive range of base & eye level units and fitted worktops, an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and built-in double electric oven, plus an integrated dishwasher.

A part glazed door opens to the separate dining provides ample space for a table and chairs plus further furniture. The fitted utility room has a range of units with fitted worktops and an inset sink unit set under the rear facing window, plumbing for a washing machine and a uPVC part double glazed stable style door providing direct access outside. Doors lead to the fitted guest wc and the garage.

To the front of the home are two similarly sized double bedrooms, and completing the ground floor space the family bathroom which has a superior white three-piece incorporating a panelled bath with an electric shower and glazed screen above.

Upstairs the landing has dual aspect windows providing an abundance of natural light, and doors leading to the two large double bedrooms. The dual aspect master bedroom provides ample space for soft seating, which can be positioned to take full advantage of the view over the grounds and the surrounding Staffordshire countryside through the uPVC double glazed French doors and side panels which opens to the Juliette balcony, also having built-in wardrobes and storage and a door to the superior ensuite bathroom which has a white five-piece suite incorporating both a stand alone bath and a separate double shower cubicle. Bedroom two provides ample space for both sleep and play/work, with dual aspect window overlooking fields to the front and the rear, plus a built-in wardrobe and access to useful storage space in the eaves.

Outside: To the rear of the home a paved patio with brick edging provides a fabulous seating and entertaining area with a brick built BBQ and gravelled beds, leads to the well-tended lawn that extends to the side of the residence providing loads of space for outside activities for young and old, having well stocked beds and borders containing a multitude of shrubs and plants plus a line of trees, and a vegetable & soft fruit garden, space for shed and greenhouse and an independent gated road access. Enclosed to three sides by a mixture of established hedges and timber fencing, overlooking the open fields and Staffordshire countryside to the rear.

To the front a block paved driveway and a wide gravelled hardstanding provides off road parking for numerous vehicles, leading to the garage which has an electric up & over door, power and light, and a personnel door giving direct access into the home.

The plot enjoys a good degree of privacy and extends to approximately 0.56 Acre in total.

W3W – besotted.version.occupiers

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: Driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Private Drainage

Heating: Oil Fired Central Heating

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

Broadband type: TBC 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: South Staffordshire Council / Tax Band F

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

Our Ref: JGA19062026

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PANIC!

John German





Ground Floor



Floor 1



Approximate total area⁽¹⁾

234.6 m²
2525 ft²

Reduced headroom

23.3 m²
251 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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