



‘Ashcroft’ Spring Leasowes, Norbury.

Offers in Excess of **£500,000**

If you are looking for a 4 Bedroom detached home in a picturesque village location with ample driveway parking, unrivalled views over open countryside and extremely versatile accommodation throughout, then this is the property for you! Having been extended in 2005, it boasts exceptional downstairs space, spacious Bedrooms, two En-suites, a new oil boiler, recently re-fitted Kitchen and a 13ft fully insulated Summerhouse and separate Workshop!

Briefly comprising Entrance Hallway, Lounge, Sitting Room, Study/Playroom/Reception Room, Downstairs Bedroom 4, Kitchen/Diner, Utility Room, Downstairs W.C. and Integral Garage (with electric roller door), upstairs you will find 3 sizeable double Bedrooms, (Master with En-suite), Dressing Room/Walk-in Wardrobe, Nursery/Dressing Room, two En-suites (Jack and Jill to Bedrooms 2 & 3) and a Family Bathroom. To the front is a large gravelled driveway and there are gardens to the front and rear. The south facing rear garden offers fabulous rural views as far as the eye can see, together with the added option of entertaining in the Summerhouse. Oil C.H., uPVC D.G. throughout. Council Tax Band D. EPC Rating TBC.

Ashcroft Spring Leasowes Norbury Stafford Staffordshire

Property entered via
front door under storm porch into

Entrance Hallway 15' 2" x 6' 7" (4.62m x 2.01m) (max)
Providing access to downstairs rooms and stairs to first floor. Useful
understairs storage cupboard.

Lounge 16' 3" x 11' 4" (4.95m x 3.45m) (plus bay)
Opening to

Sitting Room 9' 11" x 8' 7" (3.02m x 2.61m)
Single fully glazed door to the rear garden.

Study/Playroom/Reception Room 15' 4" x 8' 7" (4.67m x 2.61m)
Double fully glazed doors to the rear garden.

Downstairs Bedroom 14' 1" x 8' 1" (4.29m x 2.46m)

Kitchen/Diner 17' 7" x 11' 2" (5.36m x 3.40m) (max)
Double fully glazed doors from the dining area to the rear garden.

Utility Room 7' 11" x 6' 10" (2.41m x 2.08m)
Oil fired C.H. boiler.

Integral Garage 12' 3" x 8' 1" (3.73m x 2.46m)
Electric roller door to the front. Electric power and light. Water tap.

Upstairs to
first floor landing which provides access to the Bedrooms and Family
Bathroom. Door to airing cupboard. Loft hatch to partially boarded loft
space with ladder and light.

Master Bedroom 17' 9" x 10' 10" (5.41m x 3.30m) (max)
Opening to

Dressing Room/Walk-in Wardrobe 9' 1" x 8' 8" (2.77m x 2.64m)
Several fitted wardrobes. Door to Master En-suite and opening to

Nursery/Dressing Room 8' 7" x 8' 2" (2.61m x 2.49m) (max -
restricted head height)

Master En-suite 8' 8" x 5' 8" (2.64m x 1.73m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 2 19' 7" x 7' 11" (5.96m x 2.41m)

Jack & Jill En-suite 8' 0" x 8' 0" (2.44m x 2.44m)
Door to

Walk-Through Wardrobe 6' 3" x 2' 8" (1.90m x 0.81m)
Opening to

Bedroom 3 14' 11" x 9' 5" (4.54m x 2.87m)

Family Bathroom 11' 9" x 5' 11" (3.58m x 1.80m) (max)

Externally

To the front is a large gravelled driveway offering parking for several
vehicles. A lawned front garden lies adjacent with mature trees to the
front which provide privacy. Electric lighting. EV charging point. A
paved pathway to the side leads to a pedestrian gate which allows
access to the rear garden.

The rear garden is mostly laid to lawn with an Indian stone patio
closest to the house, upon which to sit and enjoy the far reaching
views over open countryside. A border lies to one side edged with a
railway sleeper. Electric lighting and water tap.



TOTAL FLOOR AREA - 1870 sq ft (173.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements
of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors,
omissions or misstatements. 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 quantity or efficiency can be given.
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Barker Healey

PROPERTY



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