



## '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 under stairs 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

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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**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: 3170 sq.ft. (293.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective purchasers are advised to make their own arrangements to verify the prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrixplan ©2022

# Barker Healey PROPERTY



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