

# Village Gardens

Walton-on-the-Hill, Stafford, ST17 0LL

John  
German



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£625,000

A very spacious and stylish single storey home in a fantastic position with far reaching views and access to Walton High School.

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The contemporary entrance door opens to the reception hall with Karndean flooring, useful built-in storage solutions and a fitted utility/cloakroom having fitted cupboards and worktops with an inset sink and mixer tap, tiled splashbacks, WC and appliance spaces and plumbing for a washing machine.

The inner hall allows access to the principle bedroom with fitted wardrobes, distant views and a stylish fitted en suite shower room. There are two further attractive bedrooms together with a contemporary bathroom having a bath in tiled surrounds with a shower and screen over, vanity wash hand basin, WC, tiled flooring and a heated towel rail. Off the entrance hall is a further double bedroom or equally useful study/reception room.

There is a large L-shaped and well fitted contemporary kitchen/dining room with base units and wall cupboards, worktops and upstands with an inset 1.5 bowl sink and mixer tap and a Zanussi four-ring gas hob with extractor over, eye level double ovens, and an integrated dishwasher and fridge/freezer. There is Karndean flooring and a door to the garden. The kitchen also opens out into a fabulous spacious living room with a vaulted ceiling and exposed roof truss, feature lighting and a brick fireplace housing a gas fire. Twin double glazed patio doors open to a covered veranda/terrace taking advantage of the fabulous far reaching views.

Sat at the end of a cul-de-sac, a drive provides ample parking flanked by lawns and access to the double garage, with an electric up and over door. The spacious rear garden enjoys a large patio with steps to lawns, borders and a play area.

**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:** Drive & double garage

**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:** Stafford Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11082026

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

161.2 m<sup>2</sup>

1734 ft<sup>2</sup>

(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             |         | 79 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### John German

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