91 | BACK LANE | WHITTINGTON | STAFFORDSHIRE | WS14 9SA

Downes & Daughters
ESTATE AGENCY

91

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£720,000

An immensely desirable detached family home, in an elevated position, on this highly regarded Whittington estate known locally as 'The Croft'. These coveted executive properties offer spacious accommodation over two floors and this attractive example extends to 2,199 square feet with a striking open plan kitchen, dining and family space and the rare benefit of delightful rural views to the front aspect and a sunny south facing garden. The ground floor comprises: A bright hallway with guest cloakroom, a spacious formal dining room currently used as a home office, a living room with access to the rear garden, utility room and that impressive kitchen and family space with central island, pantry and a fully glazed double aspect to the rear garden. The first floor is equally impressive with...

...an elegant landing with open seating area, opulent principal bedroom with modern en suite shower room and the further three bedrooms are served by the family bathroom. All front facing rooms benefit from open rural views and rear facing rooms have a pleasant view of St. Giles Church. Externally there is an integral double garage, landscaped south facing rear garden, manicured front garden and off street parking for a number of vehicles. The property also falls within the King Edward's catchment area.

Viewing is essential to appreciate the attractive nature of this delightful family home and its enviable position on the road and incredible levels of natural light.

GROUND FLOOR

- Spacious Entrance Hallway With Open Under Stair Area
- Guest Cloakroom
- Large Study Or Formal Dining Room With Pleasant Views
- Living Room With Recessed Ceramic Log Gas Fire & Sliding Doors To Garden
- Striking Open Plan Kitchen Diner & Family Room With Central Island, Pantry & Fully Glazed Double Aspect To Rear Garden
- Utility Room With Good Storage & Access To Garden & Garage

FIRST FLOOR

- Gallery Landing With Open Seating Area
- Principal Bedroom Suite
- Modern En Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Luxury Family Bathroom

NB. All front facing rooms have open rural views and rear facing rooms have a view of St. Giles Church

FURTHER INFORMATION

- King Edward's Catchment Area
- Freehold
- Council Tax Band F
- Energy Rating C
- Gas Central Heating
- Upvc Double Glazing
- All Mains Services

OUTSIDE

- Private Driveway For A Number Of Vehicles & Side Area For Possible Campervan. EV Charger.
- Lawned Fore & Side Garden With Manicured Shrubs & Trees
- Integral Double Garage
- Neatly Presented South Facing Landscaped Rear Garden
- Shaped Lawn & A Number Of Patio Seating Areas
- Beautifully Presented Beds & Borders With A Wealth Of Established Shrubs & Plants
- Gated Side Access With Storage Area
- Timber Storage Shed

EPC Rating: C

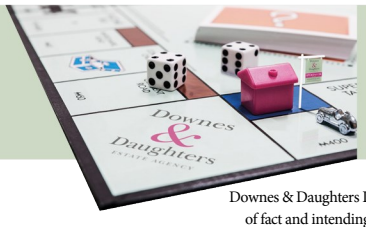
Ground Floor

Approx. 115.9 sq. metres (1247.7 sq. feet)

First Floor

Approx. 88.4 sq. metres (951.3 sq. feet)

Total area: approx. 204.3 sq. metres (2199.0 sq. feet)



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