

# Old Croft Road

Walton-On-The-Hill, Stafford, ST17 0NL

John German



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Guide Price £700,000

A superbly appointed and extended detached family home situated in highly sought after Walton-On-The-Hill located within the ever desirable Walton High School Catchment area.



This superbly appointed and extended five-bedroom detached family home sits on a generously sized plot. Located in the highly sought after location of Walton on the Hill that is known for its popularity given its excellent nearby schools, shopping facilities and access to Cannock Chase that is An Area of Outstanding Natural Beauty. It falls in the catchment area of Berkswich Primary School, awarded outstanding in its latest Ofsted report and the highly regarded Walton High School for secondary pupils. The county town of Stafford offers a further selection of shops, supermarkets, bars, and restaurants plus a railway station offering regular services to London Euston. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Internally the home comprises; An entrance porch has a composite entrance door, side facing window and a front door opening into the spacious and welcoming hallway, with laminate wooden style flooring, carpeted stairs rising to the first floor landing with a useful understairs storage cupboard.

There are four inviting and versatile reception rooms, the first is the home office/study which is an ideal space for those looking to work from home. Next is a spacious living room with a feature fireplace having a marble mantle and surround, inset spotlights to the ceiling, central ceiling light point, carpeted flooring, uPVC double glazed bay window to the front aspect and two double glazed windows to the side elevation.

The spacious and versatile third reception room has both wall and ceiling light points, wooden style laminate effect flooring and two uPVC double glazed windows to the side aspect. An opening leads into the former conservatory, now fitted with a warm roof, a Velux skylight and spotlights to the ceiling. The room provides ample space for a pool table and dining table with chairs.

The downstairs WC has a low-level WC, wash hand basin with tiled splashback, ceiling light point and wooden style laminate flooring. The useful boot room offers a great space for additional storage for growing family needs.

The heart of the home is the impressive open plan kitchen/dining/living area, fitted with an extensive range of matching wall and base units complemented by granite worktops plus a range of integrated kitchen appliances, tiled splashbacks, under counter lighting and breakfast bar area. Leading off are openings into the family room and extended area. Also accessed off the kitchen is the utility room with space and plumbing for a washing machine and tumble dryer, inset sink with drainer, space for a freestanding fridge/freezer, and window and door leading out to the rear garden. A door leads into the fourth reception room, formerly the garage the has been converted to create a superb versatile large reception room currently used as a games room/gym/living space with two Velux skylights, spotlights to the ceiling, media wall with feature electric fire, UPVC double glazed window to the front aspect, vinyl flooring and loft space.

Upstairs there are five well proportioned bedrooms, three doubles and two spacious single bedrooms, the master bedroom benefits from its own luxury en-suite shower room and the other four bedrooms are serviced by the modern family shower room which has a double shower.

Outside to the front of the property is a large block paved driveway providing ample off-road parking for several vehicles and an EV charger. A secure side gate leads to the enclosed rear garden that has a block-paved patio seating area, an additional elevated decked seating area, lawned garden, and a variety of plants, trees and shrubs.

**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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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/13012026

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Ground Floor

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

2206 ft<sup>2</sup>

205 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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