

The Porcester

Plot 22 Alverton View, Uttoxeter Road, Alton, ST10 4AT



Attractive family home situated on this exclusive development of only 22 homes built by Walton Homes, situated in this highly desirable village within walking distance to amenities.

£494,950

**LAST REMAINING PORCHESTER,
READY TO MOVE INTO**

John German 

The Porcester provides generously sized and balanced family accommodation extending to approximately 1600 sq.ft, appointed to a high standard and under construction by the highly regarded builders Walton Homes. Enjoying a fabulous position towards the head of the cul de sac that enjoys pleasant outlooks to both the front and rear elevations.

Situated in this highly desirable village, the property is within walking distance to its range of amenities including convenience shops, public houses and eateries, first school, health centre, village hall and even a hair salon. Numerous walks through the surrounding countryside are also on the doorstep towards Churnet Valley and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

Accommodation - A traditional tiled canopy porch with an entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the generously sized accommodation plus the guest's WC.

To the rear of the property is the well-proportioned lounge which has French doors opening to the garden and additional light provided by a side facing window. The separate dining room is located to the front of the property. The third and final reception room is the study, equally adept to be used as a family room if desired, having a side facing window.

Completing the ground floor is the fitted breakfast kitchen that will have a range of base and eye level units with work surfaces and inset sink unit, fitted appliances and natural light provided by a front facing window and French doors out to the rear garden.

To the first floor the landing has a built in airing cupboard and doors opening to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture, and the superior fitted family bathroom.

Both the master bedroom and bedroom two benefit from quality en suite shower rooms.

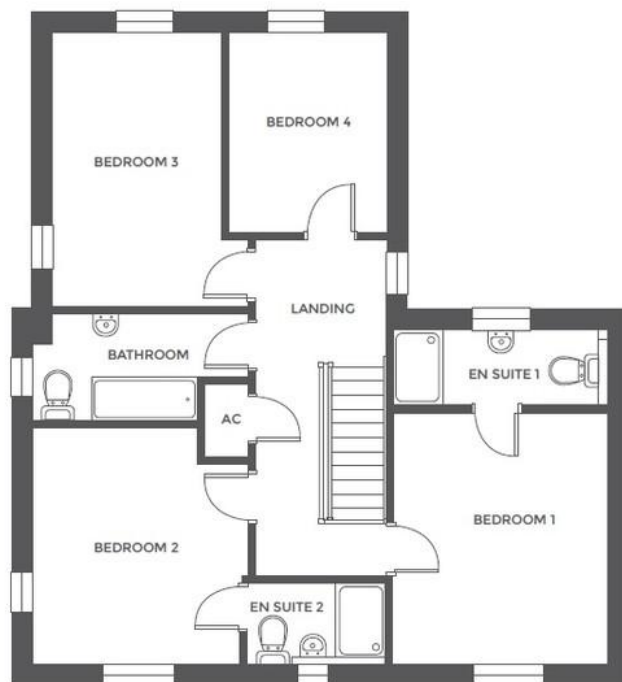
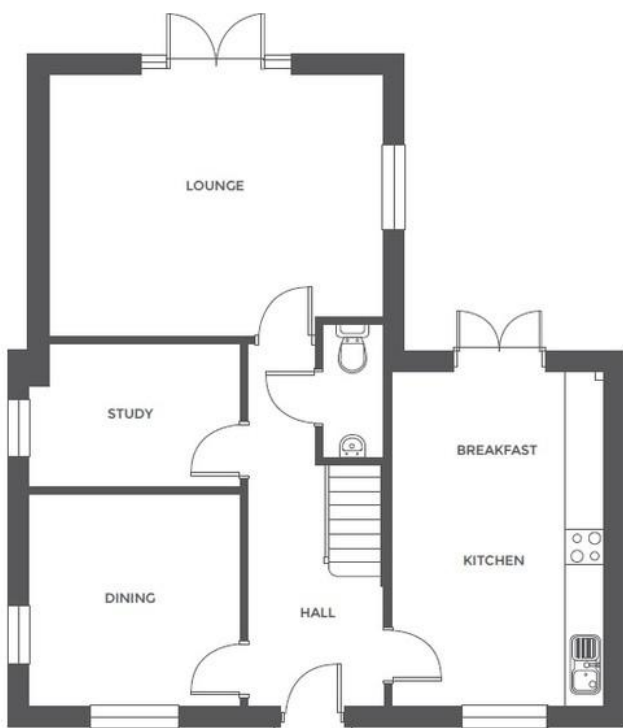
Outside - The property benefits from pleasant front and rear gardens and lovely views to the rear over paddocks and fields. A driveway provides off road parking leading to the detached garage.

Note: The internal photos used are of the Barrington showhome to give an example of the quality finish and specification.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: We believe all mains water, drainage, electricity and gas will be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Our Ref: JGA/06122022





All internal photos are of the 'Barrington' showhome to give example of finish and specification



AWAITING EPC MEDIA



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Agents' Notes
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Referral Fees
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.
Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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