

Shirley Drive

Alton, Stoke-on-Trent, ST10 4BB

John 
German





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£495,000

Extremely well maintained detached bungalow providing deceptively spacious accommodation, enjoying fabulous far reaching views and privacy to the rear. Situated on a highly regarded road within this much sought-after and desirable village.



Internal inspection and consideration of this wonderful home is strongly recommended whether looking specifically for a bungalow or a family residence, to appreciate its room dimensions and layout providing balance between the living accommodation and bedrooms, condition and most notably its desirable plot and fabulous views to the rear over the surrounding countryside.

Situated on a well regarded road within this highly desirable village where amenities are closeby including a convenience shop, health centre, public houses and restaurants, first school, church and a hair salon. Also on the doorstep are numerous walks through beautiful surrounding countryside towards Dimmingsdale, Oakamoor and the Churnet Valley. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB and the A50 dual carriageway.

Accommodation - An obscure double glazed entrance door opens to the welcoming L-shaped hall providing a lovely introduction to the property with doors to the spacious accommodation.

To the left is the dining room which has a feature wooden block floor and front facing window. Glazed double doors opening to the hugely impressive lounge which has dual aspect windows and a focal coal effect gas fire with feature surround. Wide French doors and side lights open to the fabulous conservatory which has both power and heating providing further living space enjoying privacy and fabulous open views.

The fitted kitchen has an extensive range of modern base and eye level units with work surfaces and inset sink unit set below the wide front facing window, fitted induction hob with an extractor hood over, built in electric oven and microwave plus further integrated appliances including a dishwasher and full height fridge and freezer. A door leads to the useful side porch which has doors to the front and to the garage plus a further door to a useful utility room which has plumbing for a washing machine and further appliances, the wall mounted gas central heating boiler and a door to the garden.

The three bedrooms can all accommodate a double bed and enjoy pleasant outlooks, the two positioned at the rear of the property have built in wardrobes and enjoy fabulous views.

Completing the accommodation is the excellent family shower room which has a modern white suite incorporating 'his and hers' wash basins, a shower cubicle with a mixer shower over, tiled walls and recessed lighting.

Outside - To the rear an elevated paved patio provides a lovely entertaining area enjoying both privacy and fabulous far reaching views over the surrounding countryside. Beyond is a pleasant lawn with well stocked borders containing a variety of shrubs and plants, space for a shed and fencing to three sides.

To the front is an equally pleasant garden laid to lawn with well stocked borders and a seating area. A tarmac driveway and block paved hardstanding provide off road parking for several vehicles leading to the garage that has both power and light.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06032023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band E







Approximate total area⁽¹⁾
1775.18 ft²
164.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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