

# Glen Drive

Alton, Stoke-on-Trent, ST10 4DJ



Well presented modern style link detached family home with an open plan dining kitchen situated on a quiet and popular cul de sac within this highly regarded and sought after village.

NO UPWARD CHAIN

£380,000

John German 

For sale with no upwards chain involved, viewing of this lovely family home is strongly recommended whether looking to move up or down the property ladder. In good order throughout, the hub of the home is the dining kitchen that extends to the full width of the property and three of the bedrooms benefit from built in wardrobes.

Occupying a slightly elevated corner plot in a quiet cul de sac that is within walking distance of the village amenities including the convenience shop, public houses and eateries, health centre, school, village hall, church and a hair salon. Several walks through beautiful surrounding countryside are also on the doorstep, towards Dimmingsdale, Oakamoor and the Churnet Valley. The towns of Uttoxeter, Ashbourne and Cheadle are all within an easy commute.

Accommodation - A storm porch with a tiled floor has a uPVC part obscure double glazed door and side window opening to the welcoming hallway where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC.

The front facing lounge has dual aspect windows providing natural light and a door leading to the impressive open plan dining kitchen which has wide French doors to the patio and a further window overlooking the garden. There is a range of modern base and eye level units with work surfaces and inset sink unit set below the window, fitted electric hob with an extractor over and oven under, integrated dishwasher and fridge freezer. There is also a useful under stairs storage cupboard. Doors lead into the garage and back into the hall.

To the first floor the landing has doors leading to the four bedrooms, three of which have built in wardrobes and the rooms to the front enjoy a far reaching outlook over surrounding countryside towards Alton Castle.

Completing the accommodation is the fitted family bathroom which has a white four piece suite incorporating both a panelled bath and a good sized separate shower cubicle.

Outside - To the rear a paved patio provides an entertaining area with timber steps to a garden laid to lawn enclosed to three sides with gated access to the front and shrub borders.

To the front is a garden laid to lawn extending to the side elevation. A tarmac driveway provides off road parking leading to the tandem length garage that has an electric up and over door. It presently has a partition wall towards the rear which provides a useful utility area with a personal door opening to the garden.

what3words: pinks.scornful.worked

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

**Our Ref:** JGA/05042023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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