

# Saltersford Lane

Alton, Stoke-on-Trent, ST10 4AU

John  
German





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£400,000

Individually designed and built dormer bungalow providing versatile accommodation extending to over 1700 sq ft. Occupying a delightful plot extending to approximately 0.3 acre towards the edge of the highly desirable village. No upward chain.



Whether looking to downsize to a village bungalow or for a versatile family sized home, internal inspection of this surprising dormer bungalow is imperative to appreciate its room dimensions and layout, scope for personalisation and remodelling and its delightful established plot of approximately 0.3 acre which enjoys a nice degree of privacy.

Situated in the highly desirable and well regarded village within walking distance to its amenities including the convenience shop, public houses and restaurants, first school, health centre, village hall, church and hair salon. Several walks through the beautiful surrounding countryside are on the doorstep towards Dimmingsdale and Churnet Valley. The towns of Uttoxeter, Cheadle and Ashbourne are all within easy commutable distance.

A canopy porch with a tiled floor has a uPVC part double glazed door opening to the entrance which has doors leading to the spacious ground floor accommodation and the fitted shower room which has a white three piece suite. The fitted dining kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the side facing window, space for a cooker with extractor over and further appliances, built in pantry and a feature red quarry tiled floor. The lovely inner hall has a feature original parquet floor, stairs rising to the first floor and doors leading to the versatile ground floor accommodation. The well proportioned lounge has a focal fireplace and a gas fire, plus a wide window overlooking the rear garden. The large brick base and uPVC double glazed constructed conservatory provides further living space enjoying a lovely view over the rear garden and a feature red quarry tiled floor.

There are three ground floor bedrooms, two of which can easily accommodate a double bed and the smaller bedroom making an ideal study or snug if desired. The downstairs bathroom has a white three piece suite with half tiled walls and finally there is the useful utility room which has space for appliances and a ample built in storage cupboards.

To the first floor, the pleasant landing area has a wide skylight providing an abundance of natural light, making the space an ideal study or reading area with doors leading to two further bedrooms. The large master has dual aspect skylights providing ample natural light and space for a dressing area if desired. Completing the accommodation is the impressive fitted bathroom which has a white modern four piece suite incorporating both a spa bath and separate double shower cubicle.

Outside, the property is set towards the centre of the delightful established plot which extends to approximately 0.3 acre in total having a paved patio to the rear leading to the garden, predominantly laid to lawn which wraps around to the side elevation with established beds and borders containing a large variety of shrubs and plants, feature pond and seating area, plus gated access to the front. To the front is a further garden laid to lawn with established beds and borders containing a large variety of shrubs and plants. Wrought iron double gates open to the gravelled driveway which provides ample parking for several vehicles, leading to the attached garage that has an up and over door, power points and light, plus a personal door to the rear.

What3words: spoken.resting.otter

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

**Our Ref:** JGA/06102023

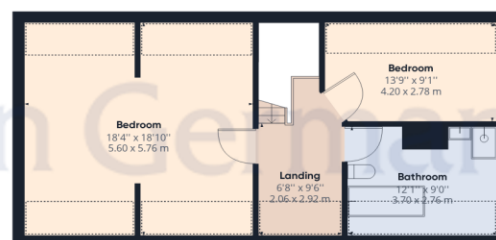
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D







Ground Floor



Floor 1

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

2063.22 ft<sup>2</sup>

191.68 m<sup>2</sup>

**Reduced headroom**

202.70 ft<sup>2</sup>

18.83 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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