

# Town Head

Alton, Stoke-on-Trent, ST10 4AW

John   
German





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£360,000

Extremely well presented, vastly improved, remodelled and extended traditional bungalow including a hugely impressive open plan living/dining/kitchen, occupying a delightful plot and position in the village.



Viewing is a must of this absolutely delightful traditional detached bungalow to appreciate the amount of thought and work that has been done by the current owner, providing a well proportioned and well planned home appointed to a superior standard. Consideration is also advised due to its lovely enclosed plot and position in the village overlooking a small paddock to the front and ideal for any keen gardeners.

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

A composite and part obscured double glazed entrance door and matching side lights, open to the enclosed porch; an ideal space to hang up your coats and kick off your shoes. A part glazed door leads to the spacious hall which has built in cupboards and doors leading to the well proportioned accommodation.

Positioned to the front of the home are the two double bedrooms, each enjoying a lovely outlook with the dual aspect master having the benefit of an en suite toilet room with a two piece suite.

The real hub of the home is the hugely impressive open plan living/dining kitchen having dual aspect windows providing an abundance of natural light and a feature tiled floor. The well equipped kitchen has an extensive range of base and eye level units with fitted worksurfaces and matching breakfast bar, inset sink unit set below one of the side facing windows, fitted Neff hob with an extractor hood over and built in Neff electric oven. Integrated appliances include a fridge freezer, dishwasher and washing machine.

The comfortable sitting room also to the rear of the home, has uPVC double glazed French doors opening to the excellent conservatory providing further reception space with power points and heating, French doors to the garden and a further part glazed door connecting to the impressive living kitchen, providing a real flow to the home.

Completing the accommodation is the superior fitted shower room which has a sun pipe providing natural light and a modern white suite incorporating a large double shower cubicle and feature splashbacks.

Outside to the rear, a wide paved patio provides a lovely seating and entertaining area leading to a gravelled garden with well stocked timber beds with space for a shed and access to the front via both sides. To the front, the garden is laid mainly to lawn with a gravelled border and shrubs, enclosed by established hedges and dry stone walls, enjoying a lovely outlook. Wrought iron double gates lead to the tarmac driveway which provides ample off road parking extending to the side of the home.

What3words: visits.loyal.slept

**Agents note:** There are various covenants and conditions featured on the Land Registry document and the copy of this is available for inspection.

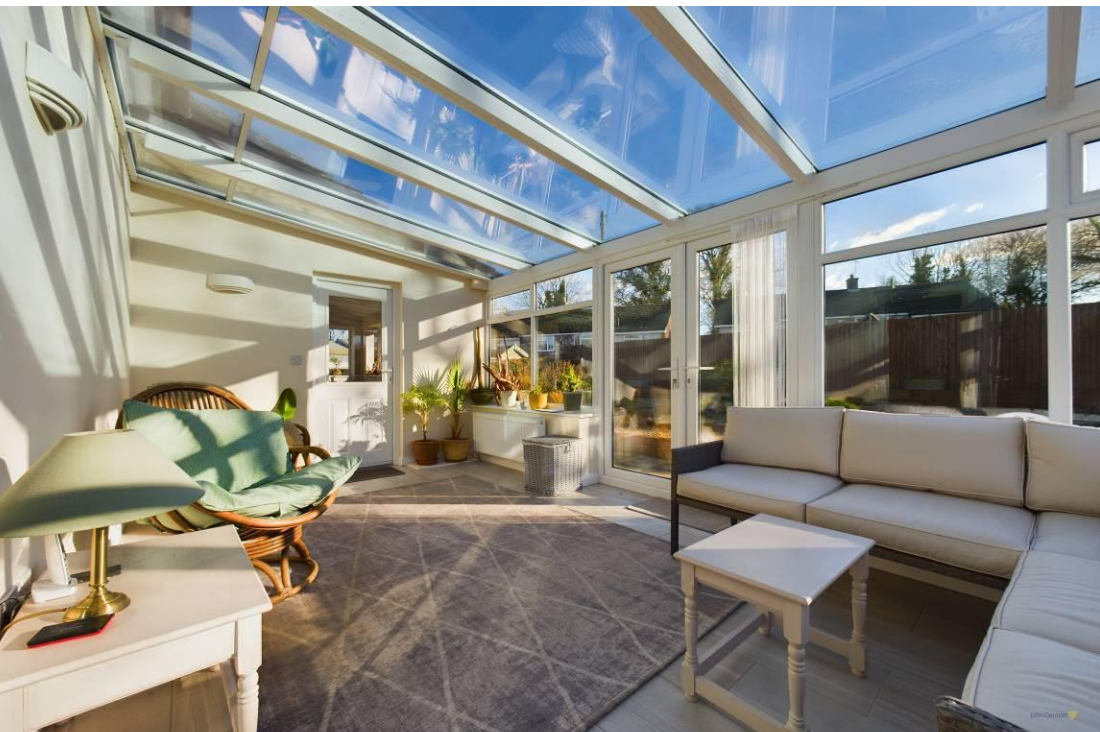
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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/27112023 **Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band C





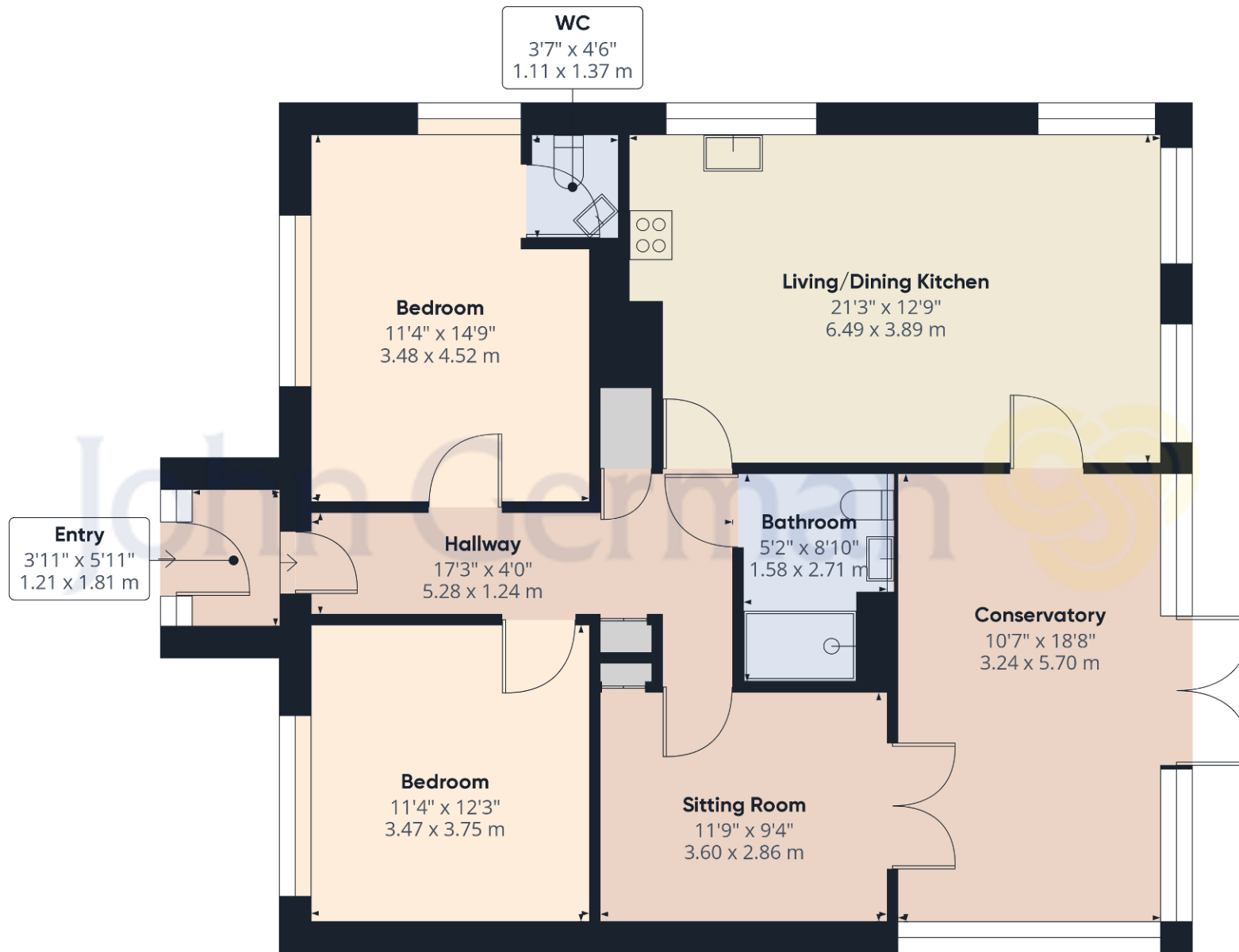
Approximate total area<sup>1)</sup>

1093.15 ft<sup>2</sup>  
101.56 m<sup>2</sup>

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.

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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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