

# Alverton Court

Alton, ST10 4AX



Stunning semi detached conversion appointed to a superior standard throughout, combining character with high specification living. Situated on a quiet private cul de sac on the edge of the desirable village.

Offers Over £200,000



John German

Highly suitable whether looking for your first home, to downsize or for a buy to let investment, internal inspection and consideration of this fabulous coach house conversion is imperative to appreciate its room sizes including the excellent open plan living dining kitchen and two double bedrooms, plus its exact position on the exclusive private cul de sac. For sale with no upward chain involved.

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

A composite part obscured double glazed entrance door opens to the spacious hall providing a lovely introduction to the home with stairs rising to the first floor.

The hugely impressive open plan living dining kitchen extends to the full depth of the property with multiple dual aspect windows providing natural light and options for furnish the room as you wish. The high specification kitchen has an extensive range of base and eye level units with worktops and matching breakfast bar, inset sink unit set below one of the windows, fitted electric hob with an extractor hood over and electric oven under, plus an integrated dishwasher and fridge freezer with space for further appliances. Also in the kitchen area is a part obscured double glazed door to the outside.

To the first floor, the landing leads to the two good sized bedrooms, each easily able to accommodate a double bed with the front facing master having fitted wardrobes.

Completing the accommodation is the superior bathroom which has a contemporary white four piece suite incorporating both a panelled bath and a separate double shower cubicle with complimentary tiled splashbacks.

Outside to the rear, there is an enclosed garden laid mainly to lawn with timber decking providing a pleasant seating area, plus a further block paved patio with gated access leading to the front.

To the front is a block paved driveway providing off road parking.

What3words: will.extremely.trips

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/11122023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	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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**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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