

Glen Drive

Alton, Stoke-on-Trent, ST10 4DJ

John
German





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£425,000

Well maintained detached family home in need of some personalisation occupying a delightful position at the head of a popular cul de sac within this highly desirable village.

No upward chain



For sale with no upward chain, viewing and consideration of this family sized home is absolutely essential to appreciate the scope for personalisation and remodelling including the opportunity to open up the dining room and kitchen across the rear of the property, gardens to three sides and its exact position.

Situated in this well regarded and sought after village within easy reach of its amenities which include the convenience shop, first school, public houses and restaurants, health centre, village hall and playing field, hair salon and church. Several walks are on the doorstep through the stunning surrounding countryside including the Churnet Valley towards Oakamoor and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance.

Accommodation - A composite part obscure double glazed entrance door and side lights open to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two piece suite.

The well proportioned lounge has a focal coal effect gas fire with feature surround, a laminated wooden floor and a wide window to the front providing light. A door opens to the separate dining room which has the same wooden laminate floor as the lounge and uPVC double glazed French doors and side panels giving direct access to the patio and garden. The fitted breakfast kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the wide window overlooking the garden, a fitted electric hob with extractor over and a built in electric oven plus space for further appliances and a useful understairs cupboard. A uPVC double glazed door opens to the garden and internal doors lead back to the hall and to the utility room which has a range of cupboards and worktops, space for appliances and the wall mounted combination central heating boiler.

To the first floor the landing has a built in airing cupboard and doors opening to the four bedrooms, the front facing master enjoying a lovely far reaching view and having the benefit of a fitted ensuite shower room which has a white suite and half tiled walls.

Bedroom two can also easily accommodate a double bed, having fitted wardrobes to one side. Completing the accommodation is the fitted family bathroom also having a white suite with tiled splash backs and half tiled walls.

Outside - To the rear the southerly facing garden has a crazy paved patio providing a pleasant entertaining area leading to the lawn which has well stocked borders containing a variety of shrubs and plants and a further elevated paved seating area. Gated access leads to the side where there are further well stocked beds and borders and a paved area at the rear of the garage enjoys far reaching views.

To the front is a garden laid to lawn with borders. A long tarmac driveway provides off road parking widening to the front of the home and leading to the additional parking space and the detached double garage that has an electric up and over door, power points and a pedestrian door.

what3 words: plan. rope. dissolves

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

Property construction: Brick **Parking:** Drive

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

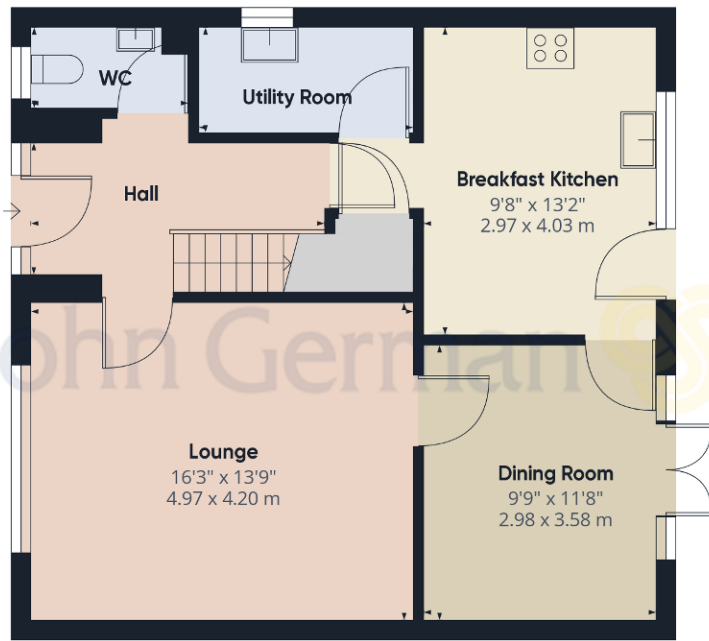
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01032024

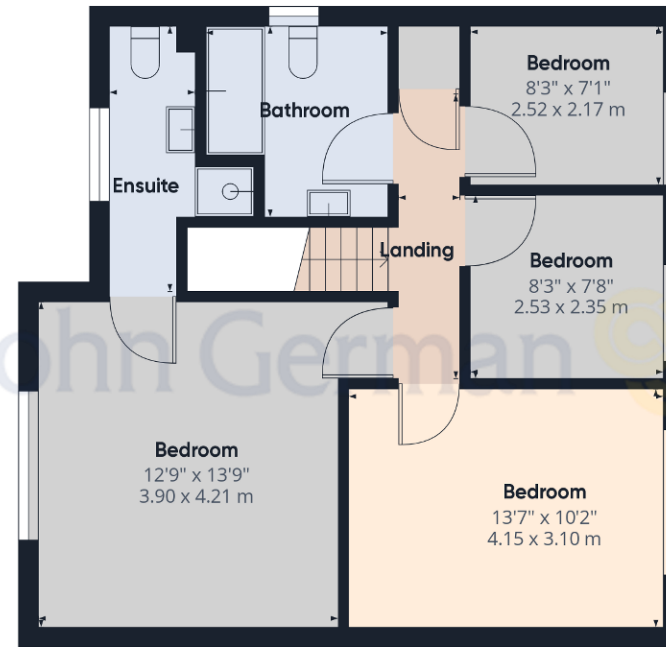
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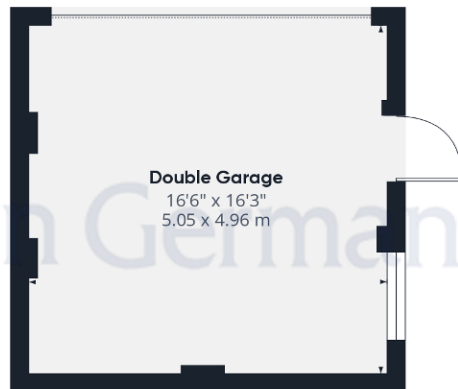




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1542.81 ft²
 143.33 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

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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		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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