

# Glen Drive

Alton, Stoke-on-Trent, ST10 4DJ

John   
German





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Alton, Stoke-on-Trent, ST10 4DJ

£395,000

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



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, excellent health centre, village hall and playing field, hair salon and church. Several beautiful walks are on the doorstep through beautiful surrounding countryside, including the Chumet 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. 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 coal effect gas fire with feature surround, a laminated wooden floor and a wide window to the front, providing ample natural light. A door opens to the separate dining room which has the same wooden laminate floor as the lounge. This dining room is bright and airy with the natural light from the UPVC double-glazed French doors and side panels. The French doors open on to the patio and garden.

The fitted breakfast kitchen has a range of base and eye level units with work surfaces. The inset sink unit is 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. The kitchen/ dining room has huge creative scope; these bright rooms offer the potential to be the heart of family life.

To the first floor the landing has a built-in airing cupboard and doors opening to the four bedrooms. The front facing master bedroom enjoys far reaching views of the open countryside and has the benefit of a fitted ensuite shower room.

Bedroom two is a spacious, bright double room with fitted wardrobes to one side.

Bedrooms three and four are bright and airy rooms offering versatility for family life.

Completing the accommodation is the large, fitted family bathroom, also having a white suite with tiled splash backs and half tiled walls.

Outside - To the rear, the sunny, southerly facing garden has a paved patio, leading to the lawn which has well stocked borders containing a variety of shrubs and plants, as well as an apple and plum tree. There is a further elevated paved and secluded seating area. This garden has a private and peaceful character. Gated access leads to the side where there are further well stocked beds and a large vegetable patch. To the front is a garden laid to lawn with borders. A private, long tarmac driveway provides ample 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.

Alton residents receive 20 free annual entry tickets to the renowned Alton Towers Theme Park, a delightful perk enhancing the charm of village life (\*this offer can be withdrawn at any time).

**what3words:** 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

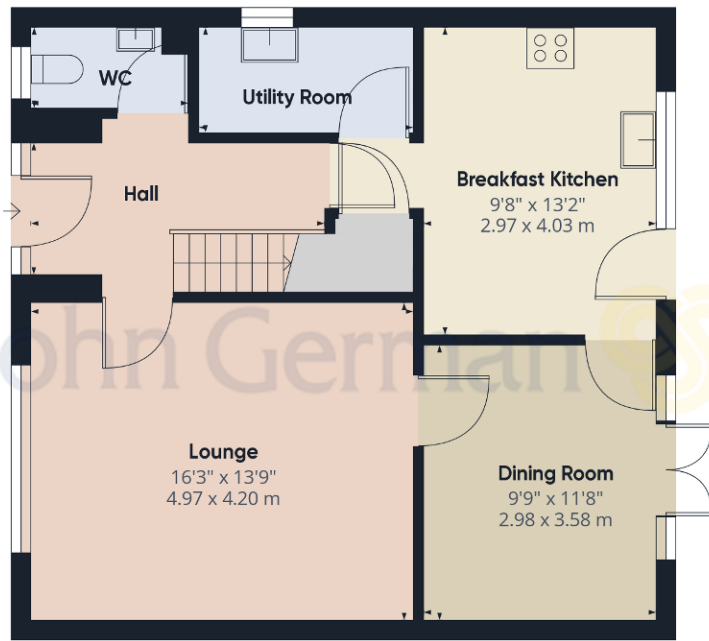
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01032024

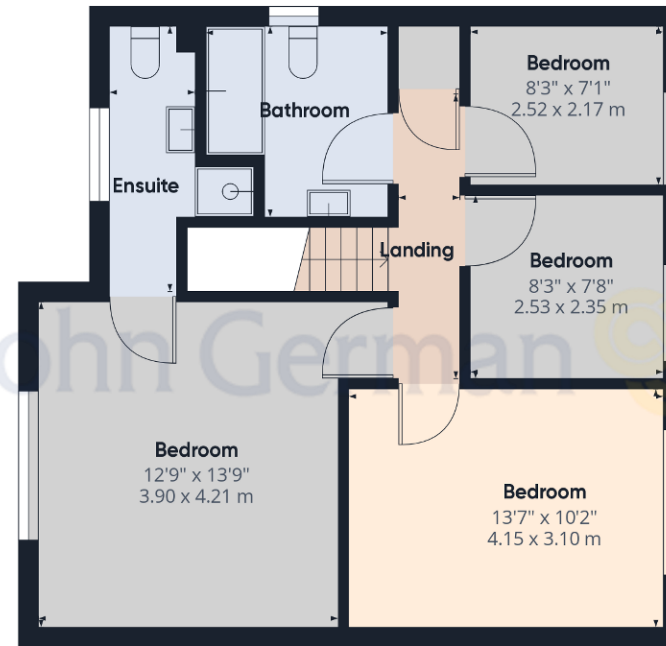
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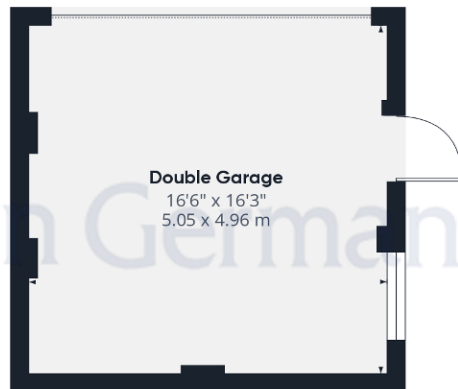




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 1542.81 ft<sup>2</sup>  
 143.33 m<sup>2</sup>

(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.

GIRAFFE360



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



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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