

Shirley Drive

Alton, Stoke-on-Trent, ST10 4BB

John
German





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£575,000

Lovely large family home with plenty of wow factor including an impressive entrance hall and galleried landing, set on a large mature garden plot in the centre of this highly regarded village.



The property is within walking distance to its range of amenities including convenience shops, public houses and eateries, first school, health centre, village hall and even a hair salon. Numerous walks through the surrounding countryside are also on the doorstep towards Churnet Valley and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

Starting at the main entrance door which opens into an enclosed porch where a second entrance door opens into an impressive entrance hall, with stairs rising to the first floor a window to the front oak veneer doors leading off to the ground floor living spaces, neutral fitted carpet, dado rail and coved ceiling, central heating radiator.

The main living room sits on the left-hand side of the entrance and features a stunning Adam style fireplace with a beautiful patterned tile back, inset living flame gas fire and a tiled hearth. A large picture window overlooks the front garden, coved ceiling, neutral fitted carpet, central heating radiator and an arch through to a second seating/study area with sliding patio doors that open into the garden room.

The garden room is a lovely place to sit and enjoys views over the garden with wrap around windows, feature apex windows, a ceiling skylight, tiled floor, central heating radiator and French doors that open onto the rear terrace.

On the opposite side of the hallway is a generous dining room with a picture window overlooking the front elevation, central heating radiator, neutral fitted carpet and full height windows and matching French doors that open into the kitchen.

The breakfast kitchen has been recently refitted with a full range of sleek base and eye level units with a matching central island, plenty of counter space and extending to form a breakfast bar off the island, inset one and a quarter bowl sink unit with mixer tap, contrasting coloured glass kitchen splashbacks, integrated dishwasher, built-in double oven and built-in microwave, five ring gas hob with extractor hood over, space for an American style fridge freezer, window overlooking the rear garden and tile effect flooring.

Off the kitchen is a useful boot room/utility with base units with worktop space over, inset sink unit and spaces for a washing machine and fridge freezer. A courtesy door gives access to the garage and a rear entrance door leads out onto the rear terrace, window to the front, tiled floor.

Also located off the entrance hall is a useful cloakroom which in turn leads into the guest WC with hanging space for coats and a built-in storage cupboard. The WC has been recently refitted with a modern suite comprising concealed flush WC and a washbasin set into a vanity unit with extensive storage plus additional wall mounted storage, central heating boiler, window to the rear and a central heating radiator.

On the first floor stairs lead to a lovely light and bright semi galleried landing with matching oak veneer doors leading off to the bedrooms and bathroom as well as to the built-in airing cupboard. Coved ceiling, window to the front, neutral fitted carpet.

There are four excellent double bedrooms all with fitted carpets central heating radiators and lovely outlooks.

The main bathroom has full four-piece bathroom suite comprising low flush WC, pedestal washbasin, corner shower enclosure and a roll top bath with telephone style taps and hair shower attachment. Full height ceramic tiling, two windows to the rear and a vertical modern radiator.

Outside the property is set well back from the road behind a laurel boundary hedge with an extensive tarmaced driveway providing extensive off road parking as well as access to the garage. The front garden is raised with a brick retaining wall and shaped beds set with established shrubs.

Gated access along the side of the property leads to the rear garden which has been landscaped to make full use of the sloping plot with a stunning paved terrace with a wrought-iron balustrade that sits adjacent to the rear of the house and takes full advantage of lovely views over the garden and the treeline vista to the rear. Steps lead down to an extensive lawn with manicured boundary hedging that provides an excellent degree of privacy slow growing specimen trees have also been planted to provide interest and colour.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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: JGA14052024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1954.06 ft²
181.54 m²

Reduced headroom

10.84 ft²
1.01 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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