



£850,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: TBC

Acton Trussell Stafford

Lower Penkridge Road Acton Trussell
Stafford Staffordshire ST17 0RJ

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This substantial and stunning, fully renovated and extended detached home really does have the WOW factor! and has been thoughtfully designed with modern and contemporary, open plan living space in mind. This superb property sits on a substantial plot and is approached via secure remote operated double gates leading to a Porcelain tiled driveway, carport, 3/4 width garage and an additional single garage. The rear garden is substantial, well stocked and private with a large Porcelain tiled terrace.

Internally the property is truly outstanding and comprises of a double height entrance hallway, family dining kitchen with Built in Miele appliances, breakfast Island and two Bi folding doors leading to the rear garden. Large living room, utility room, guest W.C and a spacious ground floor bedroom/second sitting room with Ensuite, ideal for an elderly relative or guest bedroom. To the first floor there are four further double bedrooms with bedrooms 1 and 2 having balconies over looking the private rear garden, two luxury En-suites and a stunning family bathroom. Acton Trussell is a highly regarded Village Location with excellent nearby commuter links for the daily commuter.

- Stunning & Substantial 5-Bed Detached Property
- 3 Luxury En-Suites, Family Bathroom & Guest WC
- Family Dining Kitchen & Very Large Family Lounge
- Porcelain Tiled Drive, Carport & Two Garages
- Large Mature & Private Rear Garden
- Highly Desirable Village Location

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Entrance Hallway

A stunning & light open-plan entrance hallway with feature double height ceiling accessed through a modern & contemporary styled door with biometric fingerprint entry recognition, and features a contemporary oak & glass turned staircase off, rising to the first floor accommodation & Galleried Landing, framed bi-folding doors leading through to the family kitchen & dining area, double height double glazed windows to the front elevation, wood effect flooring, underfloor heating, a contemporary style radiator, and opening leading through to the family kitchen & dining area.

Guest WC

A spacious room fitted with a superb contemporary styled suite comprising of floating dual-flush low-level WC with an enclosed cistern, and a wash hand basin with a freestanding mixer tap & Quartz top with matching splashback & storage beneath. The room also benefits from having inset ceiling downlighting, ceramic tiled walls, wood effect flooring, and a chrome towel radiator.



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Kitchen & Dining Area 19' 6" x 17' 7" (5.94m x 5.37m)

A truly stunning recently fitted contemporary styled open-plan family, kitchen & dining hub of the home, featuring a highly modern range of matching wall, base & drawer units with Quartz work surfaces & matching Quartz splashbacks fitted over, and incorporating an inset and an array of high quality integrated/fitted Miele appliances which include; induction four-ring hob with a stainless steel extractor canopy over, two integrated eye-level electric ovens/grills and a fridge/freezer. There is a stunning & matching centre & breakfast island, again fitted with Quartz work surface incorporating an inset Franke sink with etched drainer & chrome mixer tap with additional pan drawers & storage beneath. The kitchen also benefits from having wood effect flooring, a useful under stairs storage cupboard, inset ceiling downlighting throughout, underfloor heating, a glazed internal door off, leading through to the Utility Room, part-glazed roof, and two sets of bi-folding double glazed doors which provide views and lead out to a substantial, private & mature rear garden, and onto an adjacent porcelain tiled patio seating & outdoor entertaining area.



Utility Room 10' 2" x 4' 11" (3.11m x 1.50m)

Fitted with a range of wall mounted units and a marble effect work surface incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap. The room also benefits from having wood effect flooring, a contemporary style radiator, base units, space & plumbing for appliances, and inset ceiling downlighting.



Lounge 27' 7" x 13' 7" (8.42m x 4.14m)

A substantial & bright reception room having double height double glazed windows to the front elevation, double glazed windows to the side elevation, double glazed double height windows & double glazed French doors, again providing views of the substantial rear garden and opening out onto an adjacent porcelain tiled patio seating & outdoor entertaining area. The room also benefits from having a recess into chimney breast with natural stone backing with an exposed oak mantle above and porcelain tiled hearth housing a multi-fuelled cast-iron stove, underfloor heating, and inset ceiling downlighting throughout.



Ground Floor Bedroom 16' 7" x 14' 8" (5.06m x 4.48m)

A spacious double bedroom offering flexible usage.



Bedroom One (Master) 14' 10" x 14' 10" (4.53m x 4.51m)

A substantial double bedroom featuring a part-vaulted ceiling, two contemporary styled radiators, skylight window to the side elevation, double height double glazed windows & feature double glazed window to the rear elevation with double glazed French doors leading out a decked veranda with glass & stainless steel balustrade, and a further door leading through into the En-suite bathroom.

En-suite (Bedroom One) 11' 1" x 7' 2" (3.38m x 2.19m)

A spacious En-suite bathroom featuring a highly modern & luxurious contemporary styled fitted suite, and consists of a freestanding slipper style bath with an adjacent freestanding mixer tap, a ceramic tiled shower cubicle housing a mains-fed mixer shower, two adjacent oval glass sinks each having a mixer tap over set on to a Quartz top with storage un its beneath, and a low-level WC. The room also benefits from ceramic tiled walls, a feature towel radiator, wood effect flooring, and a double glazed window to the front elevation.



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Walk-in Wardrobe (Bedroom One) 10' 11" x 7' 4" (3.34m x 2.23m)

Featuring bespoke open fitted wardrobes with shelving & hanging rails, a contemporary styled radiator, a feature double glazed window to the front elevation, and a further double glazed window to the side elevation.

Bedroom Two 10' 6" x 13' 6" (3.19m x 4.12m)

A spacious double bedroom having feature double height double glazed window, a double glazed feature window, and double glazed French doors to the rear elevation leading out to a second decked balcony with contemporary styled glass & stainless steel balustrades, a fitted double wardrobe with a mirrored sliding door, radiator, inset ceiling downlighting, a skylight window to the side elevation, and further internal door leading through into the En-suite.

En-suite (Bedroom Two)

Fitted with a highly modern & contemporary styled suite which comprises of a rectangular wash hand basin with chrome mixer tap & drawers beneath, a low-level WC, and a slate tiled double walk-in shower cubicle housing a mains-fed remotely operated Aqualisa mixer shower. The room also benefits from having ceramic tiled walls, wood effect flooring, and a chrome towel radiator.

Bedroom Three 11' 11" x 13' 4" (3.63m x 4.07m)

A third double bedroom featuring a part-vaulted ceiling, and having a skylight window to the side elevation, a contemporary styled radiator, and double height double glazed windows & French doors leading out to a Juliet style balcony with glass & stainless steel balustrades to the front elevation.

Bedroom Four 10' 6" x 14' 3" (3.21m x 4.35m)

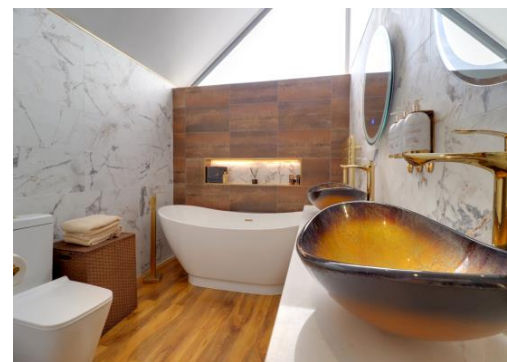
A fourth double bedroom having double glazed double doors to the rear elevation with feature window leading out to a Juliet style balcony with glass & stainless steel balustrades to the rear elevation. The room also benefits from having a fitted double wardrobe with a sliding mirrored door, inset ceiling downlighting, and radiator.





Family Bathroom 10' 5" x 8' 0" (3.17m x 2.43m)

A spacious bathroom fitted with a highly modern & contemporary styled suite comprising of a Travertine tiled panelled bath with a feature waterfall style chrome mixer tap & extractable shower head, two adjacent oval glass sinks each having a mixer tap over set on to a Quartz top with storage un its beneath, and a low-level WC. The room also benefits from Travertine tiled walls, feature double height double glazed window to the rear elevation, wood effect flooring, and a chrome towel radiator.



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Detached Garage (Front Left Side Elevation)

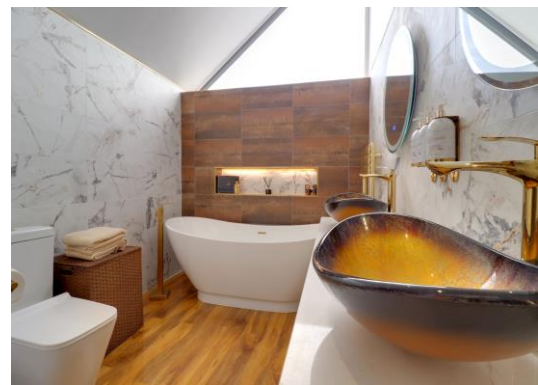
A single garage having an up and over access door to the front elevation, and benefitting from having both power & lighting installed.

Garage (Front Right Side Elevation)

Having an electronically operated up and over access door to the front elevation, and benefitting from having both power & lighting installed.

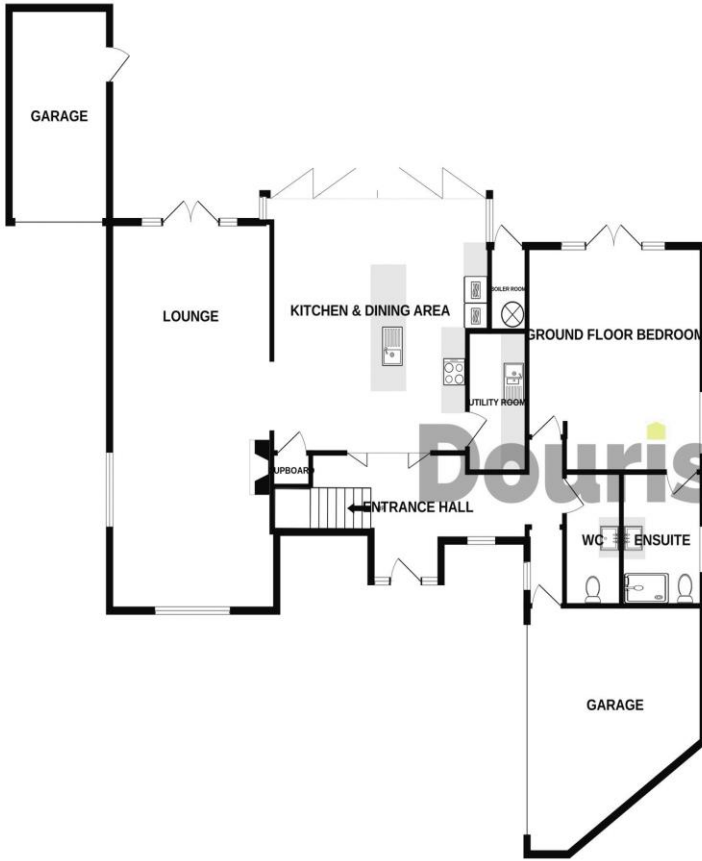
Externally

The property is approached through wrought iron electronically operated double gates leading on to a cut porcelain tiled driveway which provides parking for several vehicles and access to the front of the property and both garages, having decorative gravelled borders, and to the rear is secure gated side access to the substantial, enclosed & private rear garden which features a large cut porcelain terraced area, a boiler/store room where the gas central heating boiler is housed, large landscaped gardens being laid mainly to lawn with mature well stocked borders housing a variety of established flowerbeds, plants, shrubs and trees. The garden also benefits from external lighting, and external water supply tap.



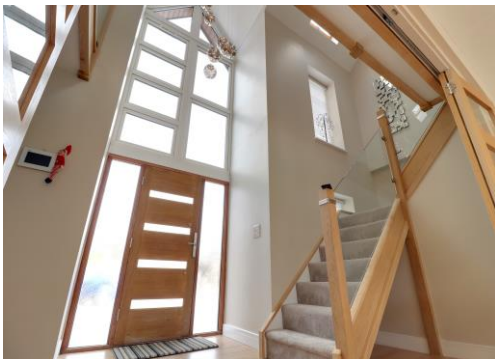
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76	80
England & Wales		EU Directive 2002/91/EC	



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