

£450,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: E

Acton Trussell Stafford

Trussell Grange Bedhall Road Acton Trussell
Stafford Staffordshire



Welcome to Crofters...A world of luxury, character and peace, and one that we are sure you will love just as much as we do! Presented to exacting standards throughout with high specification fixtures and fittings, this single storey property boasts all the character that you would hope for in a barn conversion from exposed timber beams to an inglenook fireplace with cast iron gas fire whilst also benefitting from having mains gas fired central heating. The property sits just outside the highly desirable village of Acton Trussell with great access to both the canal and M6. The accommodation benefits from having spacious room proportions which include an entrance hall, large L shaped living room with inglenook fireplace and a dining room opening through to a kitchen with separate utility room. The property also benefits from having two good sized bedrooms with the master boasting its own contemporary En-suite bathroom whilst there is also a spectacular refitted contemporary shower room. Outside is as equally impressive as in, with block paved parking sitting to the front of the double garage whilst there is an impeccably landscaped formal garden incorporating a raised timber decked seating area, paved patio and lawned garden with colourful, well stocked shrubbed borders, a superb garden room and a gate providing access. There is also a block paved courtyard to the rear so, as I am sure you can see, this property quite literally ticks all of the boxes. It can only be fully appreciated with an internal inspection so book in yours today and you most certainly will not be left disappointed.

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Entrance Hallway

A front facing exterior door with double glazed panels inset opens to an entrance hall which is fitted with a radiator and exposed timber beam. A door opens up to a useful storage cupboard whilst another door opens up to the airing cupboard.

Living Room 20' 0" x 17' 10" (6.1m x 5.44m)

This wonderfully presented and characterful spacious living room benefits from having a dual aspect courtesy of the front and side facing double glazed windows. Side facing double doors open out to the beautifully landscaped gardens whilst a fabulous brick built inglenook fireplace with engineered brick hearth houses a cast iron log burner which provides a superb focal point to the room. There is a KARNDEAN wood effect flooring and two radiators whilst there are exposed timber beams to the ceiling. Double doors lead through to the dining area.

Dining Area 11' 4" x 9' 3" (3.45m x 2.82m)

Another wonderfully presented reception room, the dining area is accessed via double doors from the living room and in turn leads through to the kitchen. The room is fitted with a tiled floor whilst there are exposed timber beams and a contemporary feature radiator. Side facing double doors give access to the beautifully landscaped rear garden.



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Kitchen 17' 10" x 8' 3" (5.44m x 2.52m)

The superbly fitted kitchen opens up from the dining room which is fitted with a range of matching base cabinets and wall units whilst an inset composite sink with chrome mixer tap is set into the work surface. The kitchen benefits from having an integrated fridge/freezer and dishwasher whilst there is a free-standing cooker with an induction hob. There are recessed ceiling spotlights and exposed timber beams whilst there is a side facing double glazed window and a recess leading through to the utility room.

Utility Room 7' 10" x 5' 7" (2.38m x 1.71m)

The utility room has matching base cabinets to those in the kitchen whilst there are spaces for a washing machine and tumble dryer. A tiled floor continues through from the kitchen whilst the utility room houses the mains gas fired central heating boiler. A rear facing exterior stable door with glazed panels inset opens out to a rear courtyard.

Bedroom One (Master) 11' 7" x 11' 1" (3.54m x 3.39m)

A wonderfully presented contemporary master bedroom is fitted with a contemporary range of matching wardrobes and drawers whilst the room is fitted with a radiator and rear facing double glazed window.

En-suite (Master Bedroom) 9' 5" x 5' 7" (2.88m x 1.69m)

The bathroom has been refitted with a spectacular contemporary suite which includes an integrated low level flush wc and a vanity unit with wash hand basin and a chrome mixer tap. There is also a panelled bath with chrome mixer tap and shower head attachment whilst the walls are tiled to halfway. There is a radiator, recessed ceiling spotlights, extractor fan and a front facing double glazed window.

Bedroom Two 10' 9" x 8' 4" (3.27m x 2.53m)

A second good sized bedroom is fitted with a radiator, rear facing double glazed window and houses the loft access hatch.

Shower Room 9' 4" x 5' 6" (2.85m x 1.67m)

A magnificent refitted contemporary shower room comprises of a white suite which includes an integrated low level flush wc, vanity unit with wash hand basin and chrome mixer tap and a shower enclosure with chrome mixer tap, rainfall style shower head and separate shower head attachment. The walls and floor are fully tiled whilst there is a wall mounted chrome heated towel rail and recessed ceiling spotlights. There is also an exposed timber beam, extractor fan and front facing double glazed window.

Double Garage 7' 7" x 17' 6" (2.30m x 5.34m)

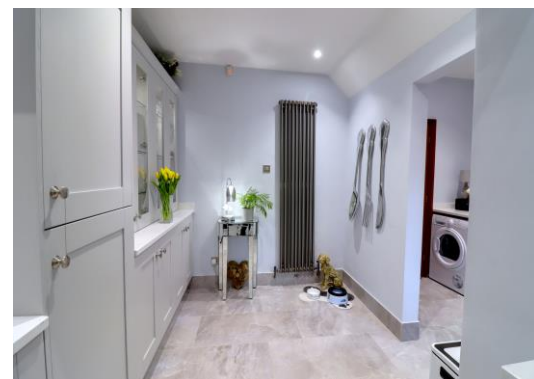
Two sets of double doors open to a double garage which benefits from having its own lighting and power, Providing an ample storage room.

Garden Room 9' 10" x 17' 3" (3.00m x 5.25m)

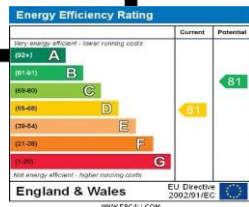
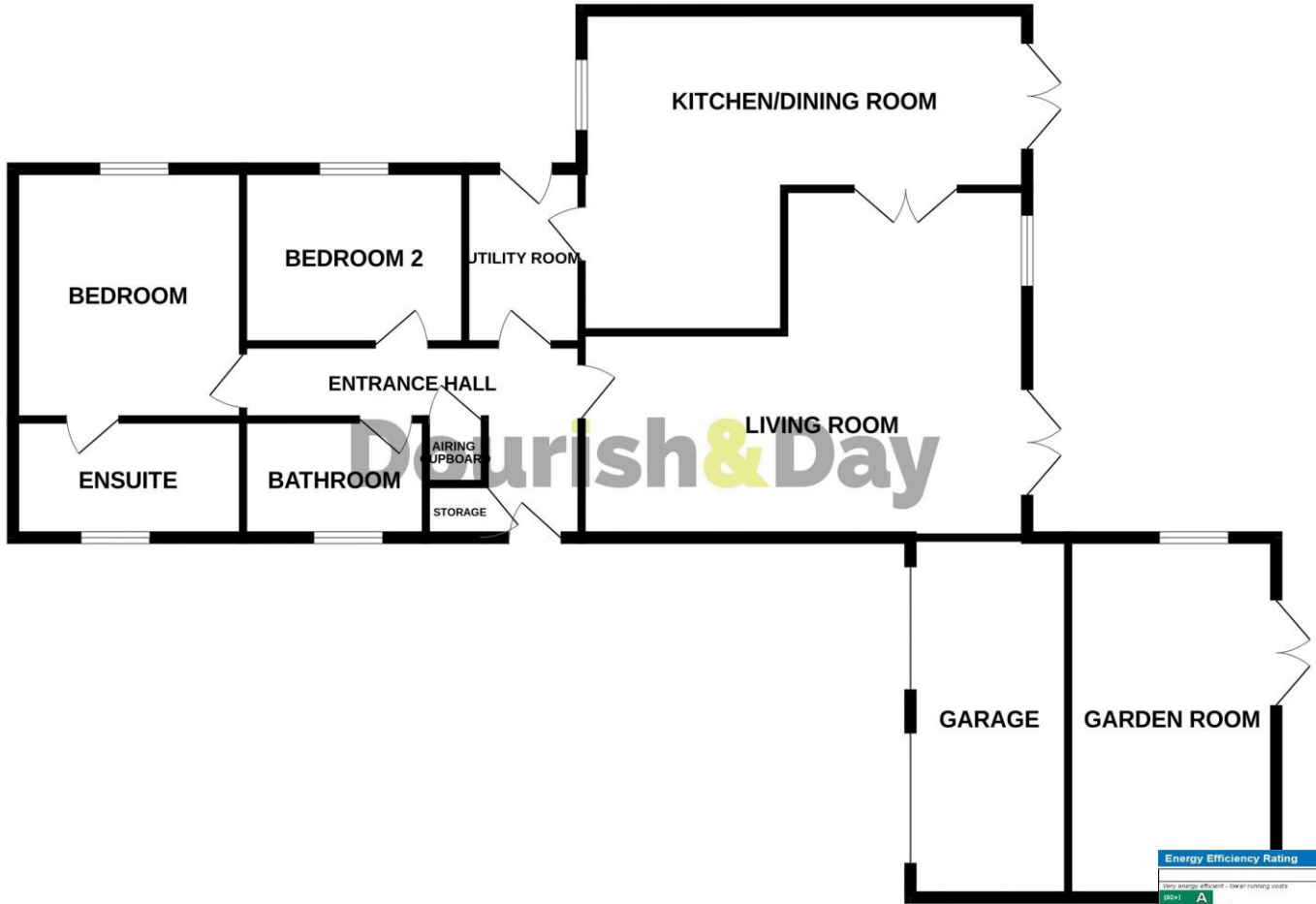
A Versatile room comprising of a multi fuel stove, There is electricity and a double glazed oak window to the rear elevation with a double glazed oak French style doors leading to the rear elevation.

Externally

The property sits on a wonderfully landscaped plot with block paved parking sitting at the front of the property. The formal garden is located to one side of the property and benefits from having both a raised timber decked seating area and further paved patio with a lawned garden having colourful, well stocked shrubbed borders beyond. There is also a useful bin storage area and a gate providing access whilst the property also benefits from having a rear block paved courtyard which benefits from having its own water, power and external lighting.



GROUND 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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