



Offers Over £400,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Walton-on-the-Hill Stafford

The Crescent Walton-on-the-Hill
Stafford Staffordshire



Are you looking for somewhere you can move in and just unpack without having to deal with that dreaded decorating and mess? WELL... check this beautiful four-bedroom semi-detached property! Situated in the highly desirable village of Walton is this beautiful four-bedroom house that has everything to offer!

To the first floor you will find a spacious living room with a contemporary kitchen and dining, and a utility with guest WC. To the first floor you have four good size bedrooms and a family bathroom. Outside the property offers off road parking and scope to open the front garden up to make a double width driveway and has access down the side of the property giving access to the garage. To the rear the property has a good size private garden with a split garage with one part allowing ample storage and the other part having an office or hobbies space. Amazing right? Don't delay and miss this opportunity!

- Well Presented Four Bedroom Semi Detached
- Contemporary Kitchen & Dining With Utility
- Four Bedrooms With A Family Bathroom
- Good Size Driveway Allowing Ample Parking
- Good Size Garden With Office Space In The Garage
- Highly Desirable Location Close To Schooling

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Accessed through double glazed French doors.

Entrance Hallway

Accessed through a further glazed door with feature stained glass & matching stained glass windows to the side, and having stairs off, rising to the first floor with understairs storage & pantry which houses a central heating boiler, and wood effect flooring.

Lounge 14' 3" x 13' 3" (4.35m x 4.04m)

A spacious reception room featuring a wood burning stove set within a fireplace on a slate hearth, and having a radiator, and double glazed bay window to the front elevation.

Kitchen 12' 4" x 9' 8" (3.77m x 2.94m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset composite sink with chrome mixer tap, and a range of integrated/fitted kitchen appliances including, oven with warming drawer, microwave oven, and a 4-ring gas hob with hood over. There is wood effect flooring, and double glazed windows to the side & rear elevations.



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Dining Room 12' 10" x 10' 4" (3.92m x 3.15m)

Featuring a fireplace with slate hearth, wood effect flooring, radiator, and double glazed sliding door to the rear elevation.

Utility Room 9' 7" x 9' 3" (2.91m x 2.81m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces, and an integrated dishwasher. There is tiled flooring, radiator, and double glazed window to the side elevation. There is a double glazed window to the rear elevation.

Guest WC 2' 10" x 5' 9" (0.86m x 1.74m)

Having a low-level WC, tiled flooring, and a glazed window to the rear elevation.

First Floor Landing

A spacious landing having an access point to the loft space, a double glazed window to the side elevation, and internal door(s) off, providing access to;

Bedroom One 15' 1" x 13' 3" (4.61m x 4.04m)

A spacious double bedroom, having a double glazed bay window to the front elevation, and radiator.

Bedroom Two 12' 10" x 10' 5" (3.91m x 3.18m)

A second double bedroom, having a double glazed window to the rear elevation, and radiator.

Bedroom Three 13' 9" x 9' 2" (4.20m x 2.79m)

A third double bedroom, having a double glazed window to the rear elevation, and radiator.

Bedroom Four 6' 11" x 6' 11" (2.12m x 2.10m)

Having a double glazed window to the front elevation, and radiator.

Bathroom 11' 6" x 6' 2" (3.50m x 1.89m)

Fitted with a white suite comprising of a low-level WC, a vanity style wash hand basin with storage, a panelled bath with chrome mixer taps, and a separate power shower with shower screen. There is tiled walls, wood effect flooring, a chrome towel radiator, and two double glazed windows to the side elevation.

Outside Front

Approached over a driveway allowing for ample off-road parking continuing to the side of the property providing access to the Garage, and a lawned garden area to the side.

Garage Store 13' 9" x 8' 11" (4.19m x 2.72m)

Accessed through an up and over garage style door with a side access pedestrian door leading out the garden.

Outside Rear

Featuring a good sized lawned garden area with a stone slabbed seating/outdoor entertaining area with a variety of planting beds & shrubs.

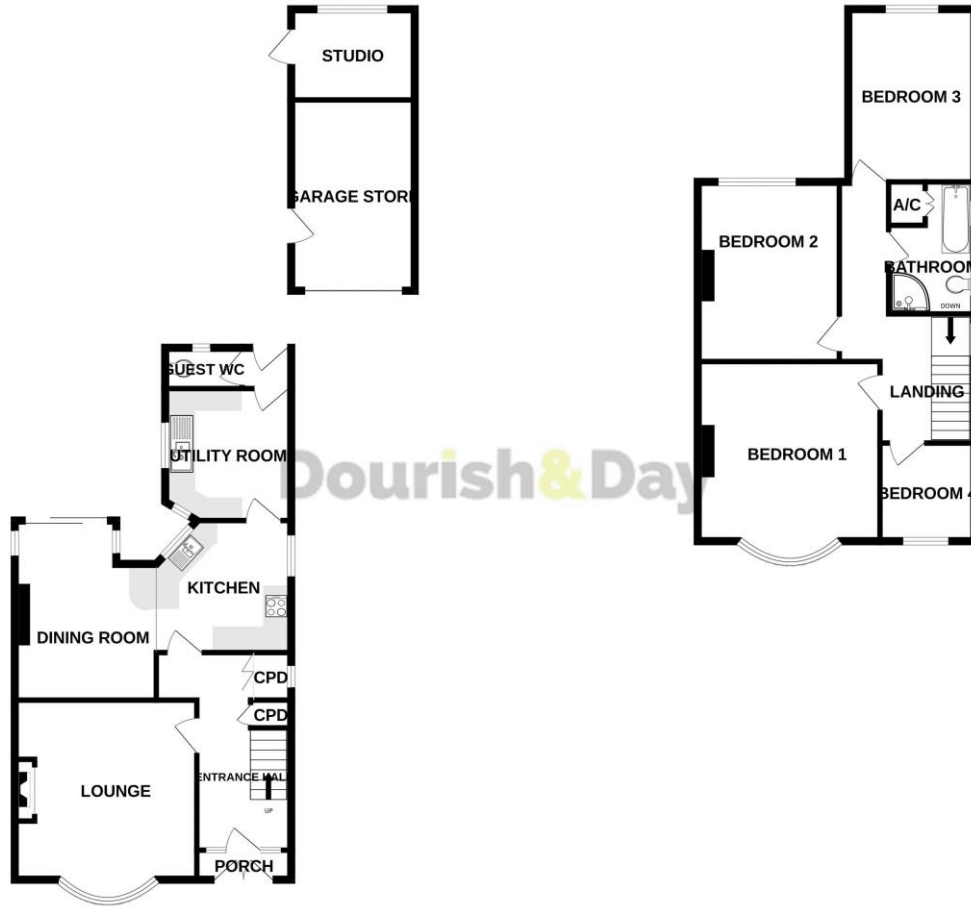
Studio 6' 6" x 8' 4" (1.99m x 2.54m)

Converted at the rear of the garage accessed via pedestrian door from the garden and featuring recessed down lights, power points and a double glazed window to the rear elevation.



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

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
Energy efficient - lower rating costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(1-20)	G		
<small>Full energy efficient - higher running costs</small> England & Wales			
			<small>EU Directive 2002/91/EC</small>



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