



£450,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: F

Acton Trussell Stafford

Trussell Close Acton Trussell
Stafford Staffordshire



Located in the sought after village of Acton Trussell, previously awarded the prestigious title of "Best Kept Village", at the head of this delightful Cul de sac enjoying an enviable plot.

Unique and individually designed detached residence producing the benefit of combined family home and bungalow accommodation. To the ground floor there is an entrance porch, inviting hallway, L-shaped living room/dining room, conservatory, great kitchen, utility, two bedrooms, one with an ensuite, guest W/c, pool utility room and a generous integral garage. The first floor host's the master suite with a generous bedroom and an ensuite. The exterior is complimented by a Mediterranean style garden and a delightful heated swimming pool.

- Unique & Individual Designed House/Bungalow
- Heated Swimming Pool
- First Floor Master Suite
- Two Ground Floor Bedrooms & Ensuite
- Living Room & Conservatory
- Very Sought After Village Location

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Entrance Hallway

Approached through a double glazed entrance door, and having two double glazed windows to the front elevation, partial wood block & tiling to the floor & entrance, a useful built-in storage cupboard with door, ceiling coving, and internal doors off, providing access to;

Guest WC

Fitted with a suite comprising of a low-level WC, and a vanity style wash basin with cupboard beneath & chrome mixer tap above. In addition, there is part-ceramic tiling to the walls, ceramic tiled flooring, ceiling coving, and a double glazed window to the front elevation.

Living Room 19' 1" x 12' 3" (5.82m x 3.74m)

A spacious reception room which features wood block flooring, an inset living flame gas fire set within a decorative surround, ceiling coving, radiator, a double glazed window to the rear elevation, and double glazed French doors leading through into the Conservatory.



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Conservatory 12' 4" x 9' 8" (3.76m x 2.95m)

A lovely brick based double glazed conservatory which features ceramic tiled flooring, radiator, a double glazed window to the side elevation, and double glazed windows & French doors to the rear elevation providing views and access out to the rear garden.

Dining Room 9' 2" x 8' 11" (2.79m x 2.71m)

A second reception room featuring wood block flooring, ceiling coving, open-plan archway to the Living room, radiator, and internal door leading through into the Kitchen.

Kitchen 9' 11" x 6' 10" (3.02m x 2.08m)

A stylish & modern recently fitted kitchen featuring a range of matching wall, base & drawer units with work surfaces over which incorporates an inset 1.5 bowl sink with drainer & chrome mixer tap, and appliances which include an integrated oven & induction hob, integrated microwave, refrigerator, and dishwasher. In addition, there is laminate flooring, inset ceiling downlights, a door to the side elevation, and a double glazed window to the rear elevation.

Bedroom Two 11' 11" x 9' 8" (3.63m x 2.94m)

A double bedroom which features a range of fitted bedroom furniture, and having ceiling coving, a radiator, a double glazed window to the rear elevation, and further internal door leading through into the En-suite.

En-suite 7' 2" x 5' 9" (2.19m x 1.75m)

Fitted with a suite comprising of a low-level WC, a vanity style wash basin with cupboards beneath & chrome mixer tap above, and a fully tiled shower cubicle housing a mains-fed mixer shower. In addition, there is ceiling coving, ceiling spotlight, ceramic tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Bedroom Three 11' 1" x 10' 6" (3.37m x 3.20m)

A third double bedroom, again featuring a range of fitted bedroom furniture, and having ceiling coving, a radiator, and a double glazed window to the front elevation.

Inner Hallway

Having stairs off, rising to the Master Bedroom with a useful understairs storage cupboard, and a radiator.

Bedroom One (Master) 14' 9" x 18' 5" (4.49m x 5.62m)

A spacious & bright double bedroom featuring a range of fitted bedroom furniture, and having two double glazed windows to the front elevation,





two radiators, inset ceiling downlights, and further internal door leading through into the En-suite.

En-suite (Bedroom One - Master) 11' 7" x 6' 0" (3.53m x 1.83m)

Recently fitted with a modern white suite comprising of a low-level WC, a vanity style wash hand basin with cupboard beneath & chrome mixer tap above, a panelled bath with chrome mixer-fill taps & separate shower attachment, and a separate walk-in shower cubicle housing a mains-fed mixer shower. In addition, there is a chrome towel radiator, ceramic tiled walls, vinyl flooring, inset ceiling downlights, and a double glazed window to the rear elevation.

Outside Front

Approached over a block paved driveway which provides off-street parking, and access to the front of the property & Garage with a variety of planted shrubs.



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Garage 17' 5" x 14' 0" (5.30m x 4.26m)

Having an electrically operated up and over door to the front elevation, and having an internal door to;

Utility 11' 6" x 4' 11" (3.50m x 1.49m)

Fitted with a matching range of wall & base units with work surface over, and incorporating an inset sink with drainer & mixer tap, and having spaces beneath for a washing machine & dryer. In addition, there is ceramic tiling to the floor, and a double glazed window to the rear elevation.

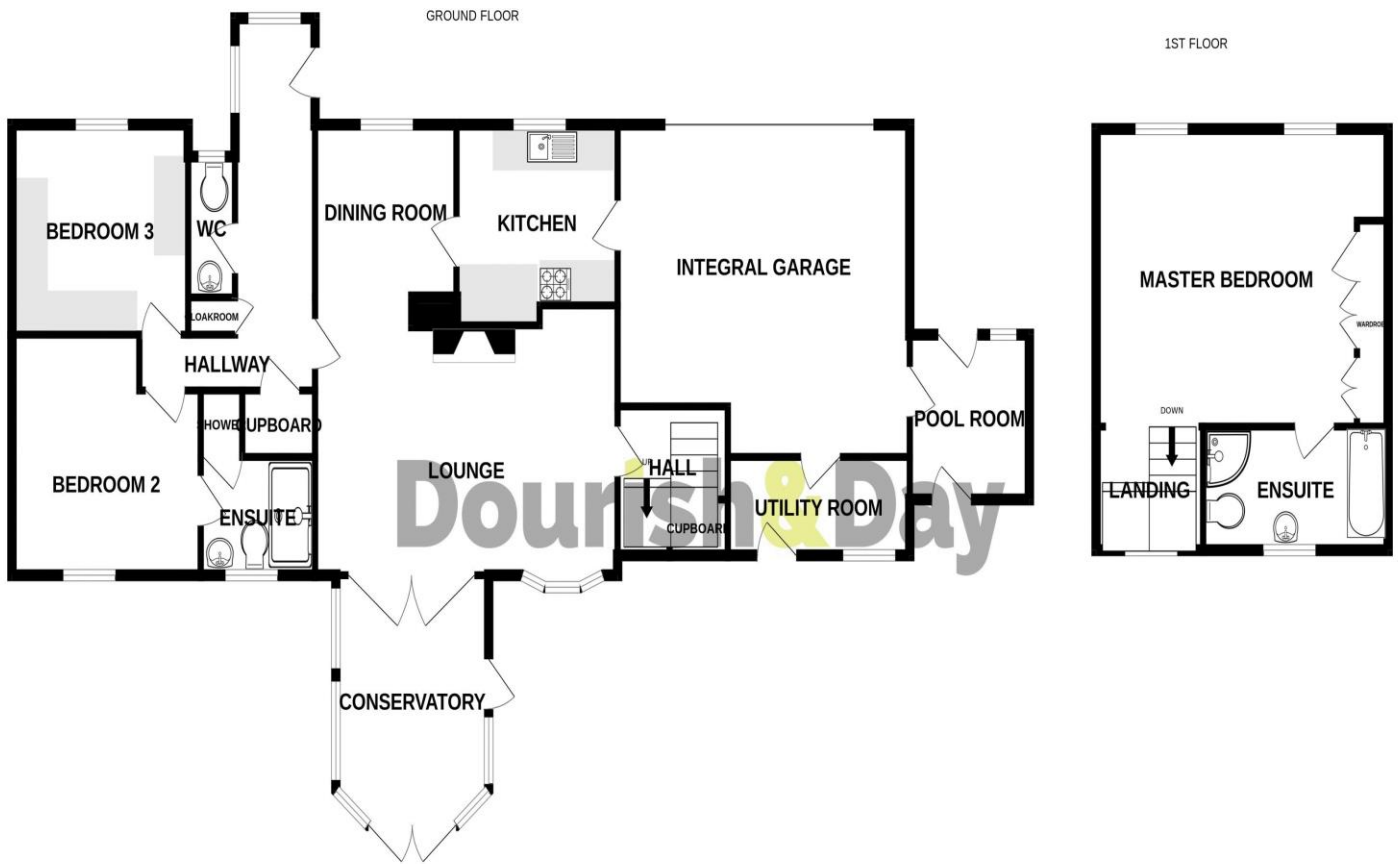
Pump Room 7' 3" x 7' 7" (2.20m x 2.30m)

Housing a gas central heating boiler, and having ceramic tiling to the floor, a radiator, a double glazed window & door to the front elevation, and a further double glazed door to the rear elevation.

Outside Rear

A Mediterranean styled enclosed rear garden, featuring a paved patio seating area, a further paved & shaped patio seating area, a lawned garden area with a variety of flowerbeds, plants & shrubs, and a is enclosed by panelled fencing. In addition there is a paved pathway with a side access gate, an outside water supply tap, and a heated swimming pool.





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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			011

England, Scotland & Wales



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