



Offers Over £330,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: D

Walton On The Hill Stafford

Pine Crescent Walton On The Hill
Stafford Staffordshire

 4  2  3

Are you PINING for your next home? This spacious extended four bedroom link detached, family sized house could just be the perfect property for you and offers excellent further potential should you require more space for you family.

Situated on a good-sized plot set well back from the quiet road and located in Walton On The Hill, one of Stafford's most highly regarded locations, within walking distance to excellent schooling and only a bike ride away from the stunning Cannock Chase. Internally the accommodation comprises of an entrance hallway, modern guest shower room/W.C, large open plan living room and sitting area, dining room/office opening into a reading room, refitted kitchen and a substantial tandem garage/utility area. To the first floor there are four bedrooms and a family bathroom. Externally the property has a driveway, good sized front garden and a private rear garden.

- Spacious Extended Four Bed Link Detached
- Good Sized Open Plan Lounge & Sitting Room
- Open Plan Dining Room & Reading Room
- Refitted Kitchen & Tandem Garage/Utility Area
- Ample Off Road Parking & Private Rear Garden
- Highly Desirable Location

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Entrance Hall

Being access through a double glazed composite entrance door and having a radiator and stairs leading off to the first floor landing.

Guest WC / Shower Room 5' 7" x 6' 3" (1.71m x 1.90m) - all max measurements
Being refitted with a modern, contemporary style suite which includes tiled shower cubicle with mains shower, wash hand basin with a contemporary style chrome mixer tap and vanity unit beneath and low level WC. Tiled walls and tiled floor, downlights, radiator and double glazed window to the front elevation.

Open Plan Lounge / Sitting Room 24' 11" x 11' 5" max (7.59m x 3.47m max)
A substantial, spacious and light open plan room having a modern, contemporary style wall mounted gas fire, spacious understairs storage cupboard, radiator and double glazed window to the front elevation.

Sitting Area 6' 4" x 10' 10" (1.93m x 3.31m)
Having double glazed sliding doors giving views and access to the private rear garden and radiator.

Study / Reading Room 8' 5" x 8' 8" (2.56m x 2.63m)
An open plan reception room offering flexible usage.



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Dining Room 6' 4" x 9' 3" (1.92m x 2.83m)

Having a radiator and double glazed windows overlooking the private rear garden.

Kitchen 13' 2" x 8' 5" (4.01m x 2.57m)

Being refitted in a contemporary style having a range of matching units extending to base and eye level with under cupboard lighting. Fitted work surfaces with an inset stainless steel sink drainer with contemporary style chrome mixer tap. Space for Range style cooker with double cooker hood over, integrated dishwasher and space for an American style fridge/freezer. High gloss tiled floor, bevelled edge splashback tiling, radiator, double glazed window and door leading to the tandem garage.



First Floor Landing

Having access to loft space, and airing cupboard housing the wall mounted gas central heating boiler.

Bedroom One 8' 4" x 11' 9" (2.55m x 3.57m)

Having built-in wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Two 11' 3" x 8' 5" (3.42m x 2.57m)

A second double bedroom having built-in wardrobe, radiator and double glazed window to the front elevation.



Bedroom Three 10' 0" x 8' 5" (3.05m x 2.56m)

Yet again, a further double bedroom also having a built-in wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Four 7' 6" x 8' 10" (2.29m x 2.69m)

Having built-in storage cupboard with shelving, radiator and double glazed window to the side elevation.



Family Bathroom 6' 11" x 5' 5" (2.12m x 1.64m)

Having a suite comprising of a panelled bath with chrome mixer tap and shower attachment over, wash hand basin with chrome mixer tap and vanity unit beneath and low level WC. Radiator, splashback tiling and double glazed window to the side elevation.

Outside - Front

The property is situated on a good-sized plot with a generous sized lawned front garden and is approached over a tarmac driveway which provides off-road parking and leads to:

Tandem Garage / Utility 33' 11" x 8' 10" (10.33m x 2.70m)

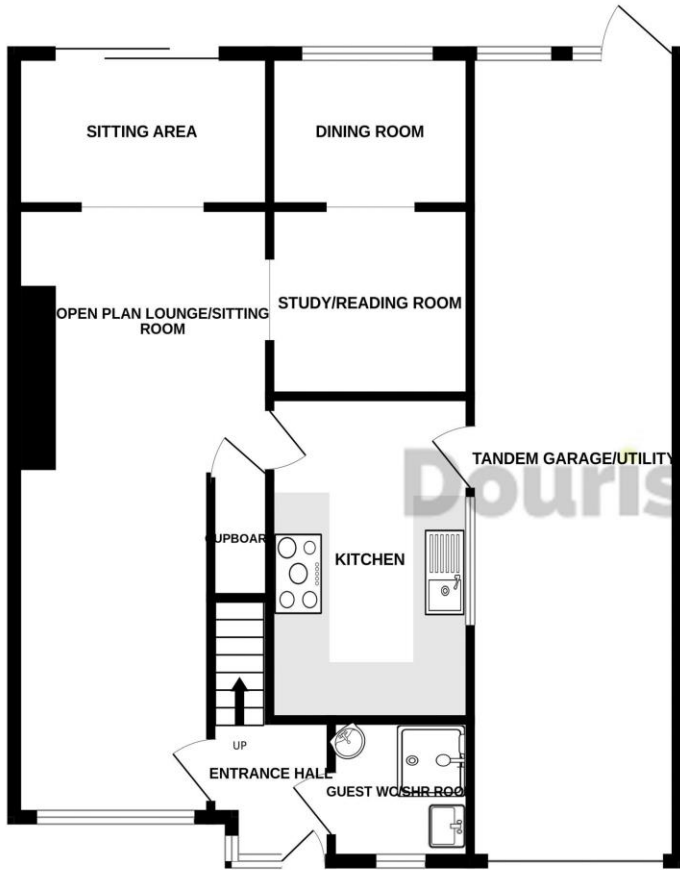
Having space and plumbing for a washing machine, power, lighting, double doors to the front elevation, double glazed window and rear to the rear elevation.

Outside - Rear

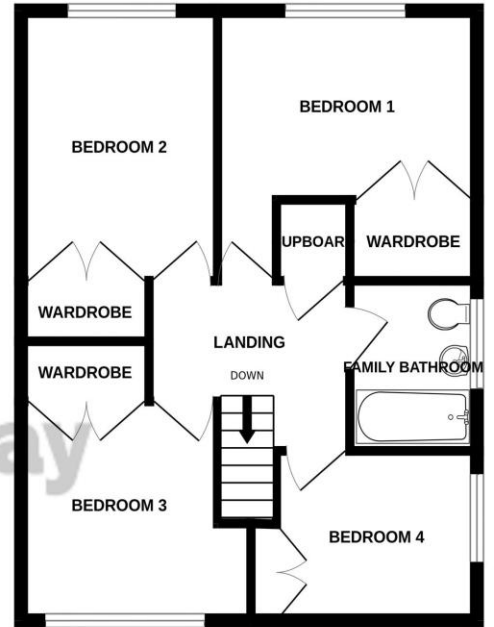
A private rear garden including a large paved seating, further decked seating area. The remainder of the garden is mainly laid to lawn.



GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
<small>Full energy efficient - higher running costs</small>			
England & Wales			
<small>EU Directive 2002/91/EC</small>			
<small>www.epcrea.com</small>			



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