

Glen View

Glen Drive, Alton, Stoke-on-Trent, ST10 4DJ

John
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£650,000

Exceptionally spacious and versatile accommodation arranged over three floors, ideally suited to growing families with ample home office facilities. The top floor presents excellent potential as a teenager's retreat or independent living suite. Tucked-away position on a private shared drive with attractive front-facing views.



Entrance to the property is via a deep recessed porch with a quarry tiled floor. The front entrance door opens into an extremely spacious entrance hall with stairs rising to a galleried landing and doors leading off to the ground floor living spaces.

The ground floor guest cloakroom is fitted with Amtico style flooring, wash hand basin and a close coupled WC, with a window to the side.

The main living room has a feature stone fireplace with an inset wood burning stove, windows to the front and side elevations and glazed double doors leading through to the kitchen.

The sitting room/family room is currently being used as a home office and features a bay window overlooking the side garden with a second window overlooking the front garden and wood flooring.

The large open plan living/dining kitchen has been fitted with an extensive range of base and wall mounted cabinets with granite effect work surfaces which incorporate a one and a half bowl sink with mixer tap and matching splashbacks. There is an island unit with a breakfast bar. There is also plumbing for a dishwasher and space for an American style fridge/freezer and range style cooker. Tiled flooring continues throughout the whole of this room, with rear facing windows overlooking the gardens and a connecting door through to the laundry room.

The dining area of this family room has ample space for a dining table and a further informal seating area. French doors lead out onto the timber decked terrace.

The laundry room has recently been refitted with a sleek range of floor to ceiling storage units with spaces for a washing machine and tumble dryer and a base sink unit with wood effect work surface and a stainless steel sink. A door leads to the outside and an internal door leads through to the garage.

On the first floor stairs lead to a galleried landing which has a front facing double glazed window with views over Alton. Doors lead off to the bedrooms and family bathroom, and a further door leads to the second floor stairwell.

The master bedroom has lovely views over the trees and rooftops of Alton with a dressing area leading directly off the bedroom having a built-in wardrobe and storage cupboard, and a further connecting door leading to the en-suite bathroom. The en-suite features a full three-piece suite comprising panel bath with shower over and glass screen, vanity wash basin with storage beneath and a vanity mirror above, and a close coupled WC. There are tiled splashbacks, a chrome heated towel radiator and a window to the side.

There are three further beautifully proportioned bedrooms, all with deep built-in wardrobes and lovely views.

The family shower room completes the accommodation on this floor, fitted with a tiled floor and complementary tiling to the walls with inset mosaic effect border tiles. There is a vanity unit with wash hand basin and storage cupboard beneath, close coupled WC, enclosed double width shower, a tall ladder style radiator and a rear window.

On the second floor, stairs lead up to a split-level study area with laminate flooring and two double glazed Velux skylights with excellent views over the surrounding countryside.

An opening leads into bedroom five with under eaves storage and a rear facing Velux skylight. Bedroom six has a window to the side. The second floor shower room is fitted with an enclosed shower cubicle, pedestal wash hand basin and close coupled WC, a ladder style radiator, ceramic wall tiling and a double glazed Velux skylight.

Outside, the property is located off a driveway shared with just one other property. The front garden lies on both sides of the driveway in front of the house, providing two lawned areas and wonderful views over the trees and rooftops of Alton. The driveway extends in front of the house to provide ample parking and leading to an integral garage having up and over door, light and power points, cold water tap and an internal door to the laundry room. There is also a vehicle electric charge point located to the side of the garage.

The remaining gardens wrap around the property with a beautifully sheltered and completely private courtyard style garden to the side with a covered barbeque area and tiered timber decks. A pathway leads along both sides of the garden where there are terraced landscaped gardens with lush planting and fabulous views.

The property is discreetly located within the heart of the village of Alton which boasts a wide range of amenities to include a primary school, Post Office, general store, doctor's surgery and numerous village public houses. Although rurally located, Alton is convenient to the surrounding market towns of Ashbourne, Cheadle and Uttoxeter with its famous racecourse. Early viewing is recommended.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

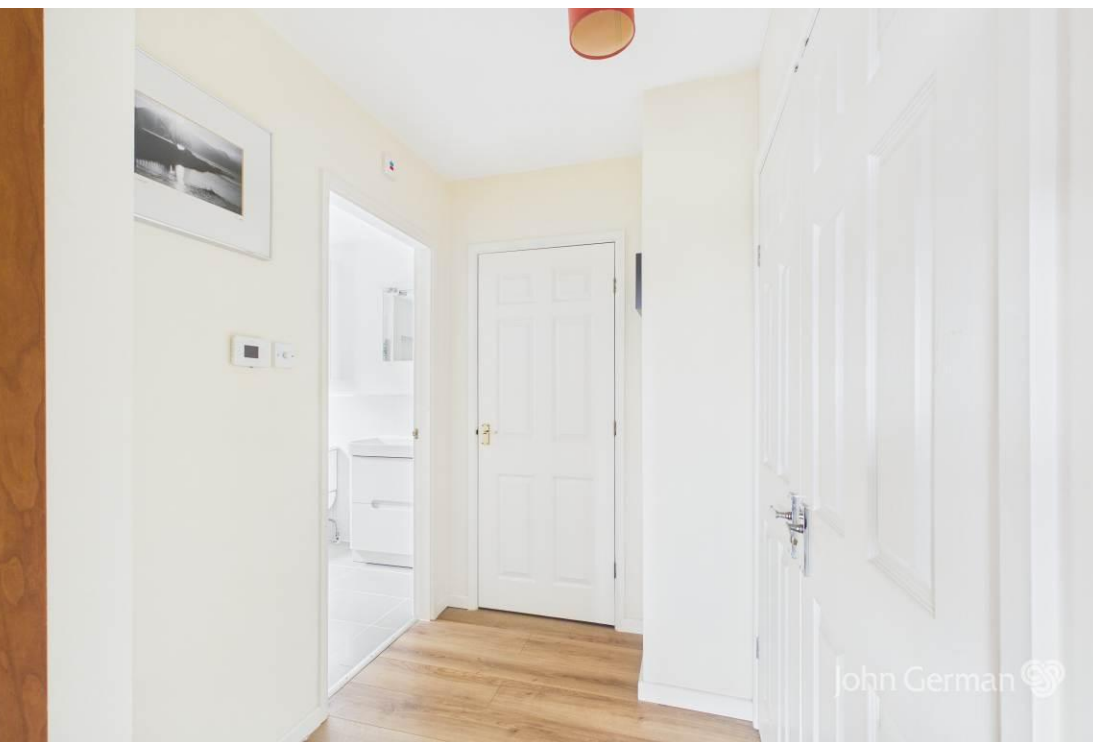
Our Ref: JGA/13082026

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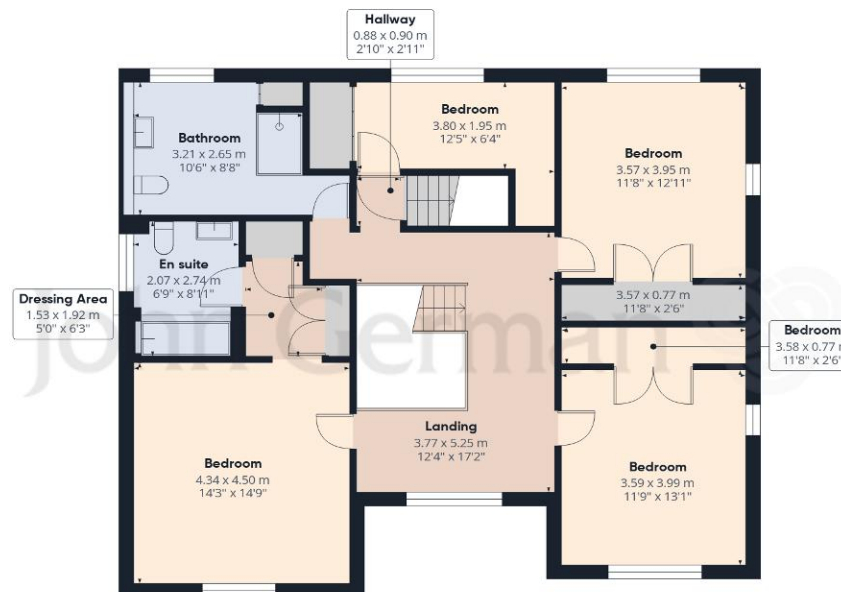




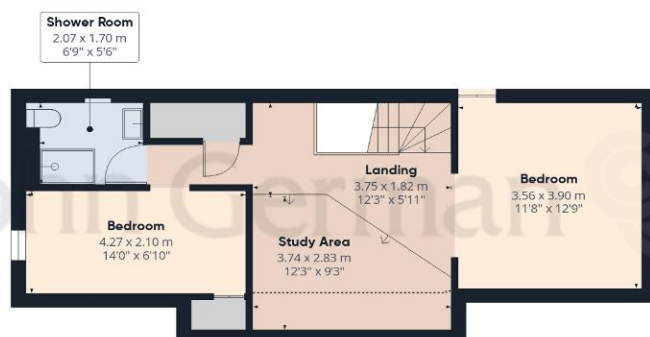




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

280.5 m²

3020 ft²

Reduced headroom

3.2 m²

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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