





MODERN COUNTRY HOME | FIELD ASPECT
VIEWS TO FRONT AND REAR | HIGH
SPECIFICATION FINISH THROUGHOUT | FOUR
DOUBLE BEDROOMS

A rare opportunity to acquire an exceptional modern detached family home, constructed in 2021 and situated within the highly sought-after Staffordshire Moorlands village of Alton. The property offers a well-balanced layout extending to over 2,500 sq. ft. of internal accommodation, set within a generous 0.27-acre plot. Externally, the home has been thoughtfully landscaped, featuring a substantial block-paved driveway to the front and well-maintained lawned gardens to the rear.

The luxurious accommodation briefly comprises an entrance hallway, study, open plan living/dining kitchen, cloakroom/WC, lounge, utility room and integral garage. To the first floor are a spacious landing, principal bedroom with dressing room and en-suite, three further double bedrooms—two of which are served by a Jack & Jill en-suite—and a family bathroom.

Viewings are strictly by appointment only and can be arranged through Abode Estate Agents.




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SALES & LETTINGS

Hallway

Entered via a composite front door, the hallway features a striking oak and glass-panelled staircase rising to the first-floor landing. Ceramic tiled flooring extends throughout and is complemented by an underfloor heating thermostat, alarm system control unit and smoke alarm. Internal doors provide access to the principal ground floor rooms.

Study

A bright and functional space, featuring a UPVC double-glazed window to the front elevation, making it ideal for home working. The room benefits from ceiling spotlights, a master telephone point and a TV aerial point.

Cloaks/W.C.

Fitted with a low-level WC, ceramic tiled flooring, vanity wash hand basin with mixer tap and extractor fan.

Living/Dining Kitchen

This impressive open plan space enjoys a UPVC double glazed window to the front elevation and French doors with adjoining glazed units opening onto the rear patio. The bespoke kitchen is fitted with an extensive range of base and eye-level units with Quartz drop-edge work surfaces. Integrated appliances include double ovens with warming oven, dishwasher, alongside a stainless inset steel sink with mixer tap and drainer. A five-ring Neff stainless steel gas hob with matching extractor hood sits above pan drawers with soft-close mechanisms. The entire area benefits from underfloor heated ceramic tiled flooring, spotlighting, a TV aerial point and a smoke alarm.

Lounge

Positioned to enjoy views over the rear garden, the lounge features UPVC double glazed French doors with adjoining glazed units, along with a side-facing UPVC double glazed windows. The focal point of the room is a log-burning stove set on a sandstone hearth with timber mantel. Additional features include a TV aerial point, thermostat and ceiling spotlighting.

Utility Room

Designed to complement the kitchen, the utility room features tiled floor and wall coverings. Quartz work surfaces and a range of matching storage units. There is plumbing and space for undercounter appliances, a stainless steel sink with drainer and mixer tap, and a built-in cupboard housing the pressurised water system and underfloor heating manifold. An extractor fan is fitted, and an internal door leads through to the garage.

Garage

The integral garage benefits from a UPVC double-glazed frosted window to the side elevation and houses the Worcester Bosch gas central heating boiler. Access is provided via an electric up-and-over door to the front, with additional features including the electrical consumer unit, a composite rear access door and a smoke alarm.

First Floor Landing

The first-floor landing is naturally lit by a double glazed window to the front elevation and includes a smoke alarm, central heating radiator, extractor and PIV system. Oak doors lead to all first-floor accommodation.

Bedroom One

The principal bedroom enjoys a UPVC double glazed window to the rear elevation with open views across agricultural land and countryside beyond. The room is fitted with a central heating radiator, ceiling spotlighting and an internal door leading to the dressing room.



Dressing Room

Fitted with a comprehensive range of built-in double wardrobes with open fronts and LED strip lighting, incorporating shelving, clothes rails and drawers. Spotlighting to the ceiling and a central heating radiator completes the space, which leads through to the en-suite.

En-suite

A contemporary three-piece shower room comprising a low-level WC, vanity wash hand basin with mixer tap and a double shower cubicle with sliding glass screen and waterfall showerhead. Complementary tiling is fitted to walls and floors, along with a chrome heated towel radiator, ceiling spotlighting and extractor fan.

Bedroom Two

Featuring a UPVC double glazed window to the rear elevation with countryside views, along with a frosted UPVC double glazed window to the side. The room includes a central heating radiator, ceiling spotlighting and direct access to the Jack & Jill en-suite.







Jack & Jill En-Suite

This well-appointed shower room features a UPVC double glazed frosted window to the side elevation and comprises a low-level WC, wash hand basin with mixer tap and a double shower cubicle with sliding glass screen and waterfall showerhead. Complementary tiling, a heated towel radiator, spotlighting and extractor fan complete the space. An internal door provides access to Bedroom Three.

Bedroom Three

A comfortable double bedroom with a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Four

Enjoying dual-aspect views to both the front and rear elevations via two UPVC double glazed windows, this bedroom also benefits from built-in wardrobes and two central heating radiators.

Bathroom

The family bathroom is fitted with a UPVC double-glazed frosted window to the front elevation and features a modern four-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap, bath with mixer tap, and a corner shower cubicle with waterfall showerhead. The room is finished with complementary wall and floor tiling, a chrome heated towel radiator, ceiling spotlights and an extractor fan.

Services

The property is fully UPVC double glazed and benefits from cavity wall and loft insulation, with underfloor heating throughout the ground floor. An LPG-fired system supplies the central heating radiators to the first floor. We understand that mains water, electricity and drainage are connected; however, purchasers are advised to seek legal clarification to satisfy their own enquiries.

AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

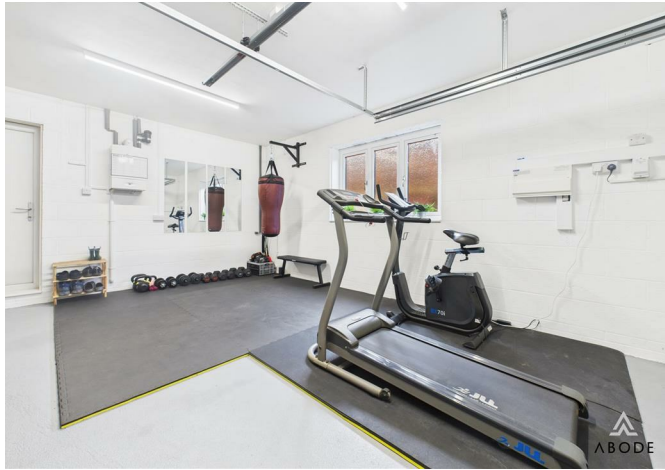
All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations





Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.















Approximate total area⁽¹⁾

126.1 m²
1357 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0





Floor 1

Approximate total area⁽¹⁾

115.1 m²

1239 ft²

Reduced headroom

1 m²

11 ft²

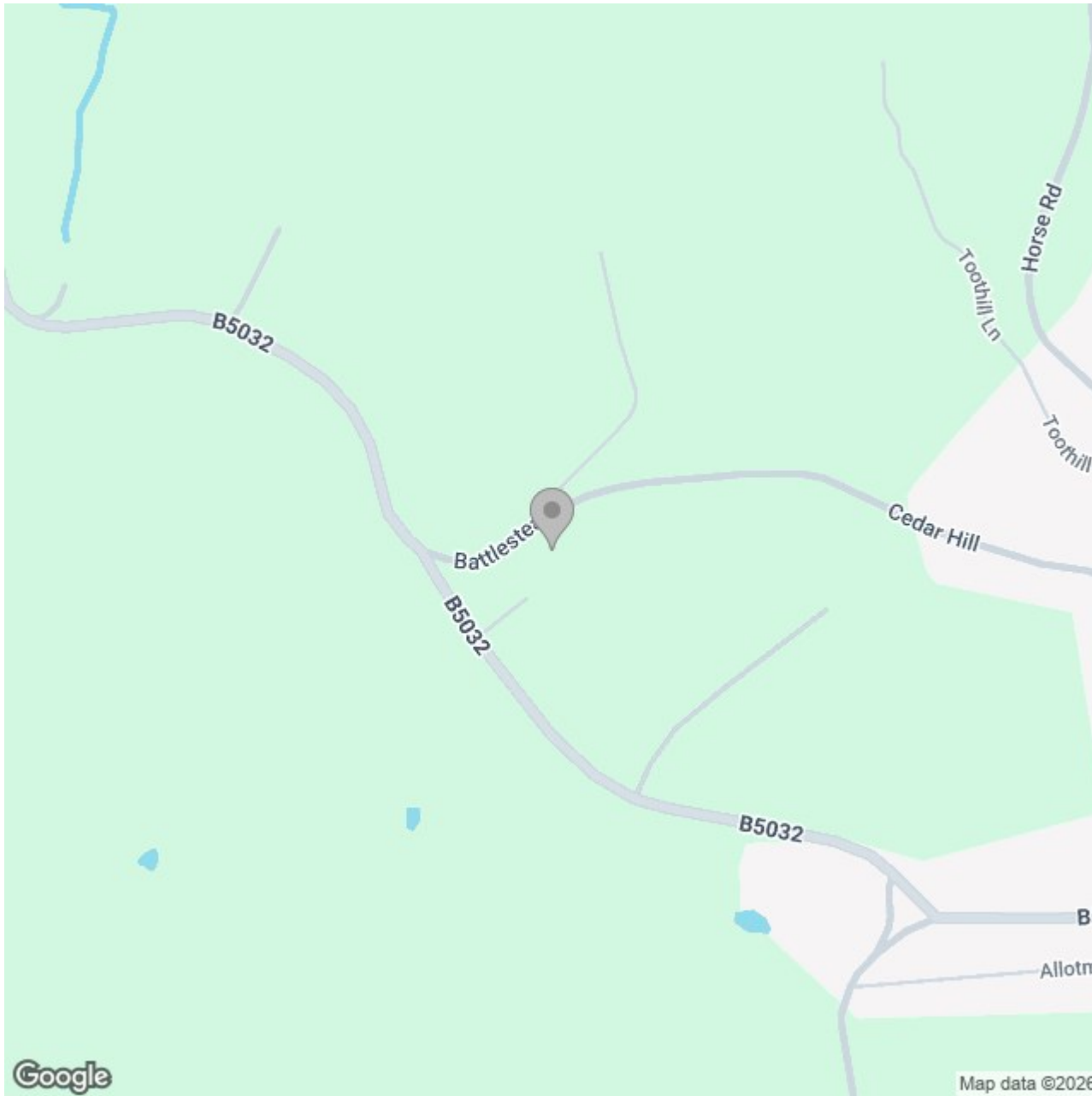
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	