

# SCARGILL MANN & CO.

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## 2 Pearis Drive Alton, Staffordshire, ST10 4PD



### **Superbly appointed individually designed and constructed four/five bedroom detached executive residence enjoying an exclusive private location within the favoured village of Alton**

- Executive detached family home • Private location within favoured village of Alton • Centrally heated and double glazed throughout • Monitored Alarm System installed • Impressive entrance hall • Superb full length sitting room with Clearview multi-fuel wood burning stove • Formal dining room with bay window • Well appointed breakfast kitchen with fully integrated appliances • Delightful adjacent morning room/bedroom five • Utility room • Garden room/study • Ground floor shower room • Principal bedroom with fitted wardrobes and luxury en-suite shower room • Three additional bedrooms and family bathroom • Very attractive carefully landscaped garden with ornamental pond • Amdega Summerhouse - potential home office - included in the sale

**Offers around £585,000 - Viewing Essential**



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## GENERAL INFORMATION

A superbly appointed individually designed and constructed detached executive residence enjoying a much sought after and secluded location in the highly favoured and popular village of Alton.

Internally the property provides spacious accommodation which has been meticulously maintained to a very high standard over many years by his current owner. Built to an individual design, the property offers excellent family accommodation and a recommended internal inspection will reveal wide reception hall, superb sitting room with oak flooring, feature fireplace with multi-fuel Clearview burner and French door providing access to the rear garden. There is a formal dining room with bay window, a spacious fully integrated and fitted breakfast kitchen with a delightful morning room/bedroom five. Utility room off the kitchen leading to a garden room/study with access to the rear garden. Ground floor shower room.

Off the galleried landing access is gained to the principal bedroom which enjoys a full range of fitted wardrobes and a luxury en-suite shower room. There are three additional bedrooms and a large family bathroom.

Outside is a very attractive carefully landscaped private lawned garden with well-stocked flowering beds and borders, ornamental feature pond and large patio area. There is a double garage with ample parking for up to five vehicles and this is well-screened by large conifer hedge.

## POTENTIAL HOME OFFICE

Delightful Amdega cedarwood summerhouse is included in the sale and has the benefit of a power supply and could have the potential to be used as a home office.

The sale provides a good opportunity to acquire this superbly appointed detached family executive home in a renowned

and favoured location, a viewing is strongly recommended.

## LOCATION

Alton boasts a wide and varied range of enviable local facilities within easy reach of Uttoxeter, the A50 linking to the motorway networks of the M1 and M5.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### IMPRESSIVE RECEPTION HALL

With stairs to the first floor off, decorative coving, oak flooring, understairs storage cupboard, radiator.

#### FULL LENGTH SITTING ROOM 6.69m x 3.68m (21'11" x 12'1")

Feature fireplace with multi-fuel Clearview stove, slate hearth and oak mantle over, decorative coving, double radiator, oak doors, French door providing access to rear garden with glazed side screen, opening to:

#### DINING ROOM 3.55m x 3.04m (11'8" x 10'0")

With bay window, radiator, oak flooring, decorative coving.

#### KITCHEN 4.52m x 3.39m (14'10" x 11'1")

Offering a full and comprehensive range of quality fitted units with 1½ bowl enamel sink units with mixer tap, wood effect work surfaces, up-stands and additional tiling, full range of base cupboards, multiple drawer unit, inset gas hob with extractor hood over, built in Neff double oven and hob in matching housing unit, integrated Bosch dishwasher, wall mounted cupboard china display cabinet, tiled flooring with under floor heating and double oak and glazed doors providing access to:

#### MORNING ROOM/BEDROOM FIVE 3.31m x 3.21m (10'10" x 10'6")

Oak flooring, radiator, decorative coving.



#### **UTILITY ROOM 2.5m x 1.48m (8'2" x 4'10")**

Tiled flooring, radiator, stainless steel sink unit, base cupboard under, cloaks cupboard, drawer unit, boiler providing domestic hot water and servicing the central heating system, wall mounted cupboards.

#### **GARDEN ROOM/STUDY 4.3m x 1.48m (14'1" x 4'10")**

Tiled flooring, door to the rear off, decorative spotlighting, radiator.

#### **SHOWER ROOM**

Walk-in shower area with glazed door, tiled surrounds, built in enclosed w.c., vanity wash hand basin, heated chrome towel rail and door to the rear off.

#### **ON THE FIRST FLOOR**

#### **GALLERIED LANDING**

#### **PRINCIPAL BEDROOM 3.66m x 3.25m (12'0" x 10'8")**

Decorative coving, radiator.

#### **EN-SUITE SHOWER ROOM**

Comprising, low level w.c., pedestal wash hand basin, shower cubicle, tiled surrounds, heated chrome towel rail, decorative spotlighting, full tiling to main walls.

#### **DOUBLE BEDROOM TWO 3.62m x 3.4m (11'11" x 11'2")**

Radiator, built in wardrobe, decorative coving.

#### **DOUBLE BEDROOM THREE 3.68m x 3.08m (12'1" x 10'1")**

Built in wardrobes, radiator.

#### **BEDROOM FOUR 2.88m x 2.15m (9'5" x 7'1")**

Radiator.

#### **FAMILY BATHROOM**

Comprising, low level w.c., pedestal wash hand basin, panel bath, shower over, glazed side screen, full tiling to main walls, decorative coving.

#### **OUTSIDE & GARDENS**

To the front is ample off road parking up to five vehicles leading to:

#### **DOUBLE GARAGE 5.47m x 4.87m (17'11" x 16'0")**

Power, lighting, up and over door.

To the rear is a very attractive garden which has been carefully landscaped with flagstone patio, lawns, decorative flowering beds and borders, ornamental pond with water fall and concealed area with timber garden shed and log store.

#### **AMDEGA SUMMERHOUSE / HOME OFFICE**

Included in the sale. Delightful Amdega cedarwood summerhouse has the benefit of a power supply and could have the potential to be used as a home office.

#### **COUNCIL TAX BAND**

Staffordshire Moorlands Council - Band F.

#### **DISCLAIMER NOTICE**

To comply with the Estate Agents Act 1979, we would like to inform all prospective purchasers that the vendor of this property is an employee at Scargill Mann & Co.

#### **DIRECTIONAL NOTE**

From Ashbourne take the A52 Mayfield Road then turn left onto the B5032. After Ellastone take right fork and at roundabout 2nd exit onto B5032 towards Alton. On reaching Alton take slight right onto Uttoxeter Road towards village centre. Take first left onto Pearis Drive (cul de sac) and number 2 will be situated on the right hand side.

#### **VIEWING**

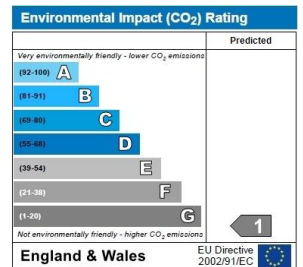
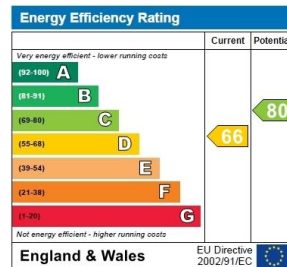
Strictly by appointment through Scargill Mann & Co - Derby office (DM/SE)



**2 Pearis Drive, Alton, ST10 4PD**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

Assessments First



**CONDITIONS OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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