



103 Bluebell Hollow, Walton on the Hill, Stafford, ST17 0JP



Set within the delightful village of Walton on the Hill is this beautifully presented detached family home, benefitting from recently upgraded interiors, four good sized bedrooms and outside space including ample parking and gardens siding on to a conservation area. Offering generous family accommodation, this immaculate home has received improvements to include a new boiler with Nest heating controls, new windows and a high specification refit to the kitchen, utility, cloakroom and family bathroom. The interiors comprise briefly porch, reception hall, spacious lounge, dining room, dining kitchen,

garden room, utility and cloakroom to the ground floor, with four bedrooms (two with en suite) and a family bathroom to the first floor. Outside, there is ample parking to the front aspect and the rear gardens enjoy privacy and scope to landscape as required. The attractive family home lies on a cul de sac servicing a handful of other properties and is serviced by mains gas central heating and full double glazing.

The property lies in the desirable Walton on the Hill, a charming village set ideally within easy reach of local amenities, commercial

centres and Cannock Chase. Within the village are a range of shops and the 'Outstanding' rated Oakridge Primary School which feeds into the Walton High School, both of which lie within walking distance on the property. Cannock Chase, a designated Area of Outstanding Natural Beauty, offers plenty of leisure pursuits including walking and cycling and Brocton Hall golf club is just minutes' drive away. Nearby Stafford offers further amenities and a rail station and the commuter routes of A513, A51 and M6 are all within an easy drive.

- Attractive Detached Family Home
- Immaculately Presented Interiors
- Recently Upgraded to include New Boiler, Windows & Internal Refit
- Three Reception Rooms
- Refitted Dining Kitchen
- Porch & Reception Hall
- Refitted Utility & Cloakroom
- Four Good Sized Bedrooms
- Two En Suites & Refitted Bathroom
- Quiet Cul de Sac Position
- Ample Parking & Garage Store
- Peaceful Cul de Sac Location
- Close to Cannock Chase
- Outstanding Primary School Catchment



The front door opens to a **Porch** with quarry tiled flooring and a solid oak door opens in turn to:

Reception Hall

With tiled flooring, staircase with storage cupboard beneath and doors off into:

Lounge 5.69 x 3.43m (approx. 18'7 x 11'2)

A spacious reception room having bay window with bespoke shutters to the front and a gas fireplace set to carved mantle. Double doors open into:

Dining Room 3.63 x 3.04m (approx. 11'10 x 9'11)

Another beautifully presented reception room having windows to two sides and a door opening into:

Dining Kitchen 4.96 x 3.91m (approx. 16'3 x 12'9)

Refitted to an excellent specification, the kitchen comprises a range of grey wall and base units with granite worktops over, housing inset ceramic one and a half sink and integral appliances including dishwasher, Hotpoint oven, Bosh gas hob and Smeg extractor hood. There is space for a fridge freezer and for a dining table and chairs and the kitchen has a window to the rear, tiled flooring and tiled splash backs. A door opens to the **Utility** and the kitchen opens into:

Garden Room 5.06 x 3.34m (approx. 16'7 x 10'11)

A stunning reception room converted from an original conservatory, having windows overlooking the gardens, double doors out to the garden, herringbone tiled flooring and two skylights

Utility 2.29 x 2.27m (approx. 7'6 x 7'5)

Fitted with wall and base units having Butcher block solid oak worktops over, housing space for a washing machine. With tiled flooring, tiled splash backs and space for an American fridge freezer

Cloakroom

Refitted with wash basin set to vanity unit, low level WC and tiled flooring



The **First Floor Landing** has access to the loft via a drop down ladder and doors off into the **Airing Cupboard** housing the hot cylinder and into:

Master Bedroom 5.6 x 3.53 x 4.57m (approx. 18'4, 11'6 x 14'11)

A spacious principal bedroom suite, having bay window with shutters to the front, a triple fitted wardrobe and two double fitted wardrobes to a dressing area where there is another window to the front and a door into:

En Suite 2.5 x 1.56m (approx. 8'2 x 5'1)

Comprising pedestal wash basin, WC and double shower, with tiled flooring, half tiling to walls and an obscured window to the front

Bedroom Two 3.49 x 3.0m (approx. 11'5 x 9'10)

With a window to the rear aspect and private use of:

En Suite 2.18 x 1.27m (approx. 7'1 x 4'2)

Fitted with pedestal wash basin, WC and shower, with tiled flooring, half tiling to walls and an obscured window to the side

Bedroom Three 3.81 x 2.5m (approx. 12'5 x 8'2)

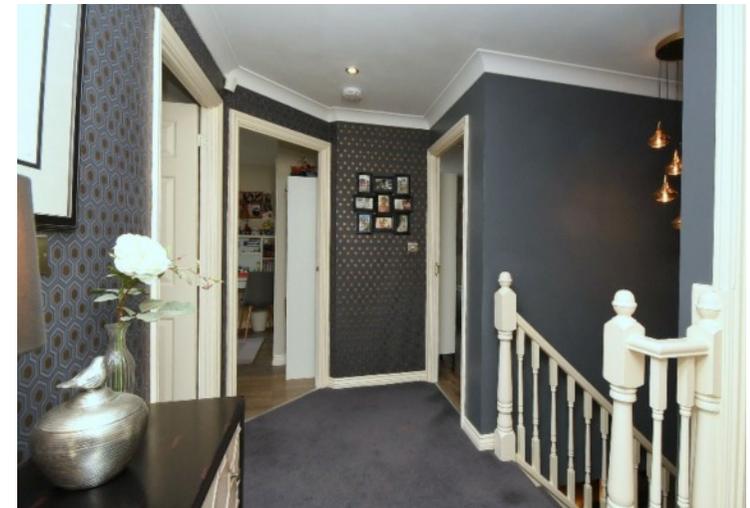
Another double room having window to two sides

Bedroom Four 2.81 x 2.53m (approx. 9'2 x 8'3)

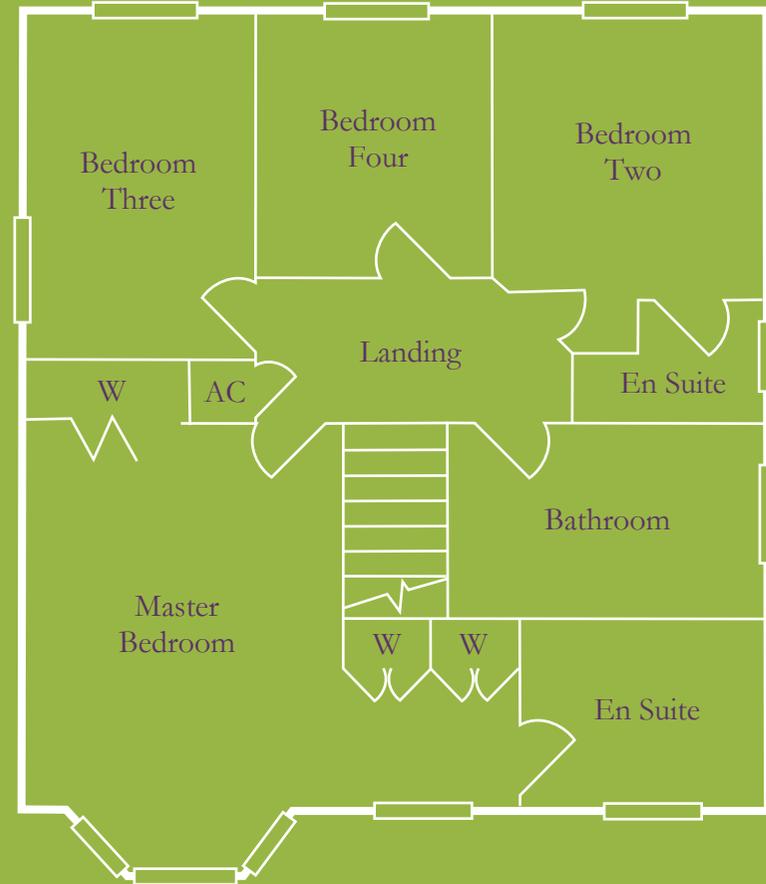
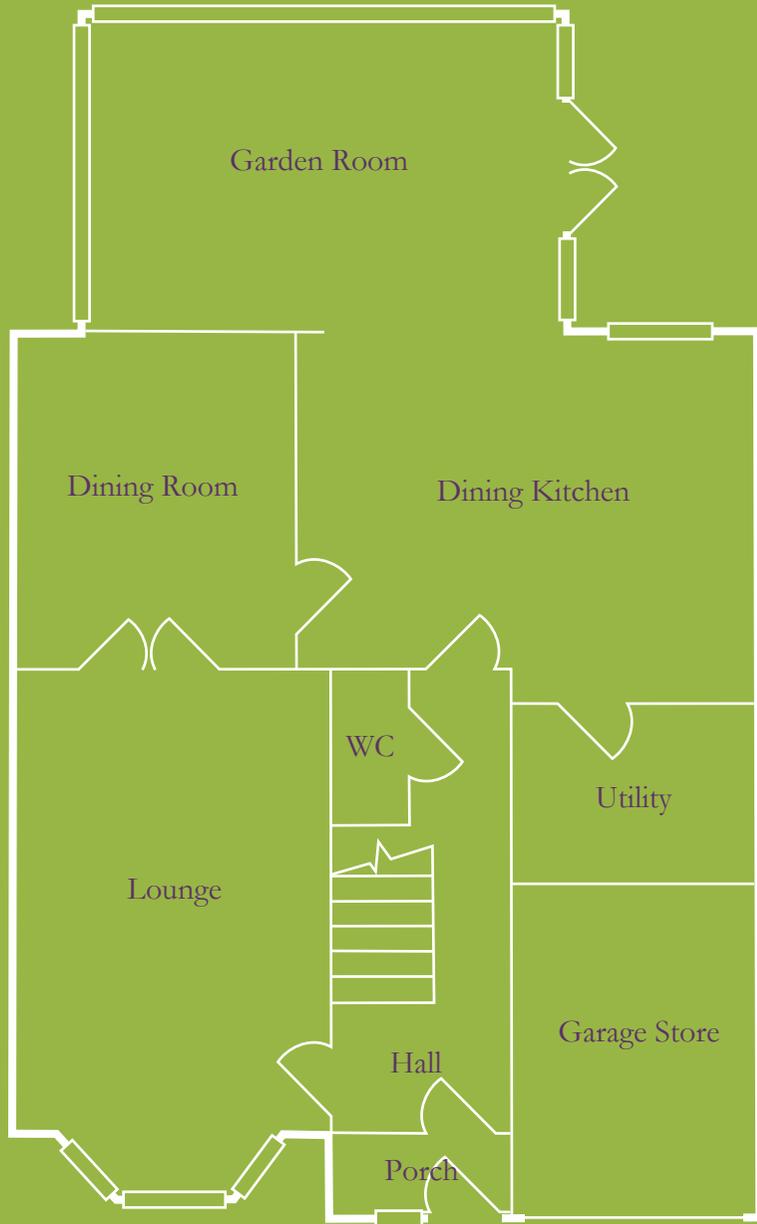
With a window to the rear aspect

Bathroom 3.55 x 1.97m (approx. 11'7 x 6'5)

Refitted with a modern suite having pedestal wash basin, WC and corner bathtub, with tiled flooring, tiled splash backs, an obscured window to the side and a traditional radiator with towel rail









Outside

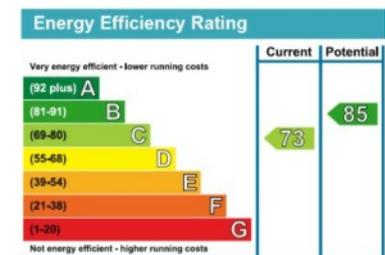
The property is set towards the end of a cul de sac servicing a handful of similar executive homes. A generous driveway provides parking for a number of vehicles to the front and the property sides on to a protected Conservation Area to the left. There is gated access leading to the rear gardens

Garage Store 3.0 x 2.56m (approx. 9'10 x 8'4)

Part of the garage has been converted into a utility however the remaining garage provides a useful storage space, having lighting and a manual up and over entrance door

Garden

The rear garden enjoys much privacy and is fully enclosed to all sides. There is a paved terrace leading into lawns and to one side of the property is a useful area housing a garden shed and space to store wheelie bins



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.