

£695,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: E

## Acton Trussell Stafford

Alsop Crest Acton Trussell  
Stafford Staffordshire



5



5



2

**Welcome to this five-bedroom detached home on Alsop Crest – Where Luxury Feels Like Home! Step inside and discover a place where elegance and comfort come together effortlessly.**

Recently renovated from top to bottom, no detail has been overlooked, and every corner has been carefully designed to perfection. With stunning interiors, expansive grounds, and every feature crafted for a life of ease and indulgence, this is more than a home—it's a dream come true. Nestled in a tranquil cul-de-sac on the outskirts of the highly sought-after village of Acton Trussell, this property offers the perfect blend of serenity and accessibility. Acton Trussell enjoys a prime location, just a short distance from M6 Junction 13, making it an ideal choice for commuters. Renowned for its charm and community spirit, the village is also home to the acclaimed Moat House restaurant, a favorite destination for fine dining enthusiasts. As well as this, you are just a short drive away from Stafford Town Centre where you will find a wide range of shops, cafés, restaurants, and essential amenities, providing everything you need. Every corner of this home reflects unparalleled attention to detail, combining style and functionality in a way that will leave you truly amazed. Don't just take our word for it – book your viewing today!

- Stunning Five Bedroom Detached Home
- Modern Fittings Throughout
- Open Plan Kitchen / Living Diner
- Expansive Attic Room
- Family Bathroom, Three Ensuites & Shower Room
- Highly Desirable Location In A Cul-De-Sac

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Introduction

This stunning property offers a thoughtfully designed layout, combining spaciousness with a bright and welcoming atmosphere. Upon entering, you are greeted by a large and airy entrance hallway, setting the tone for the rest of the home. The ground floor features a generous living room perfect for relaxation, a versatile study ideal for working from home, a guest WC, and a home office / salon that can also be accessed from the outside of the home. The heart of the home is the expansive open-plan kitchen, living, and dining area, which is beautifully finished and perfect for entertaining or family gatherings. Adjacent to the kitchen is a practical utility room, providing ample storage and convenience.

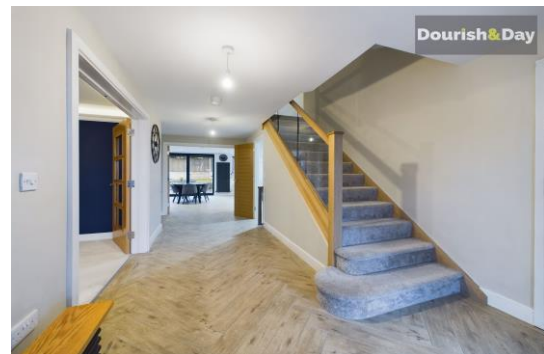
## Introduction - Continued

Ascending to the first floor, you will find five well-proportioned bedrooms, including three with luxurious ensuite facilities. A spacious family bathroom serves the remaining bedrooms and features a jacuzzi bath. The second floor boasts a remarkable attic room, offering a versatile space that could be used as an additional bedroom, playroom, or home office, complete with its own shower room. Every room in the property has been meticulously renovated to an impeccable standard, showcasing modern finishes and attention to detail throughout.

## Entrance Hallway

## Guest WC

## Living Room



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Study

## Open Plan Kitchen / Living Diner

Having integrated appliances including dishwasher, two ovens, fridge and freezer.

## Utility Room

## Home Office / Salon

## First Floor Landing

## Bedroom One

## Ensuite

## Bedroom Two

## Ensuite

## Bedroom Three

## Ensuite

## Bedroom Four

## Bedroom Five

## Family Bathroom

## Second Floor Landing

## Attic Room

## Shower Room

## Garage

## Outside - Front

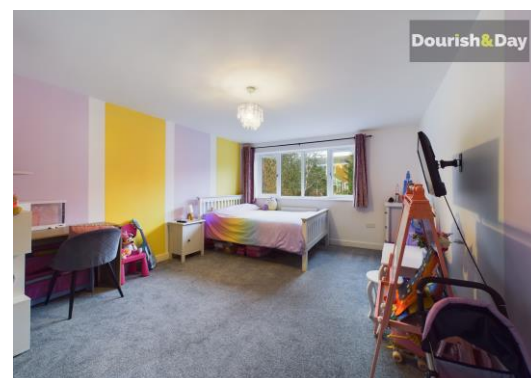
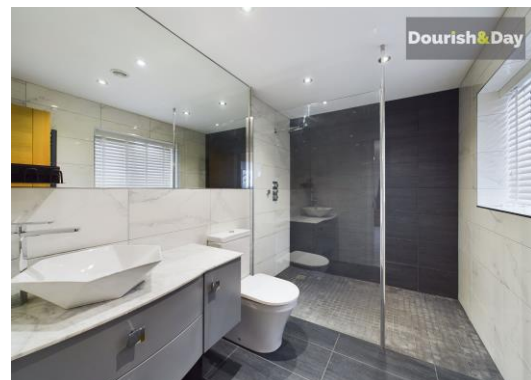
Externally, the property benefits from a substantial tarmacked driveway with ample space to accommodate multiple vehicles. Adjacent to the driveway is a charming lawned area with mature trees, adding a touch of greenery and character. At the end of the driveway is the garage, providing useful additional storage.

## Outside - Rear

The rear of the property offers a private, enclosed garden primarily laid to lawn, with raised planting beds that add both beauty and functionality. A spacious patio seating area provides the perfect spot for outdoor dining or relaxing, while the highlight of the garden is a large wooden outbuilding that houses a hot tub. Additionally, there is a wooden shed and a log store for added practicality. A convenient alleyway connects the rear garden to the front of the property, ensuring ease of access.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

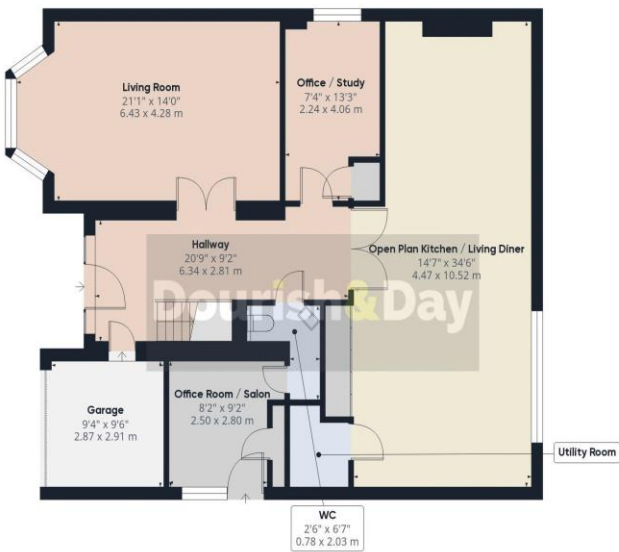


You can reach us **9am to 9pm**, 7 days a week

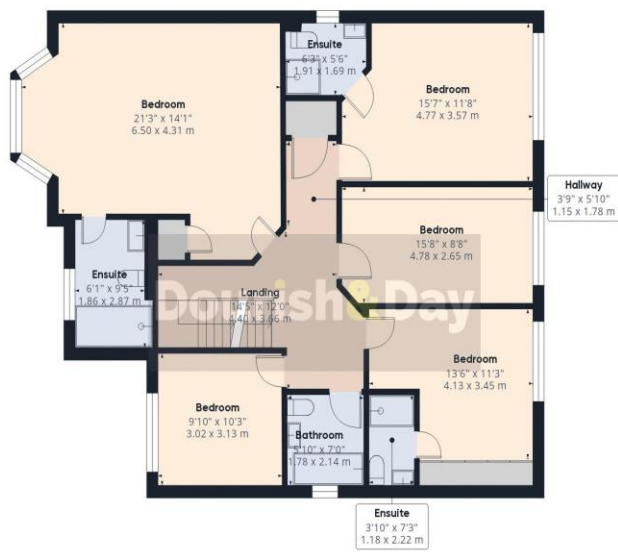
**14 Salter Street, Stafford, Staffordshire, ST16 2JU**

**01785 223344**

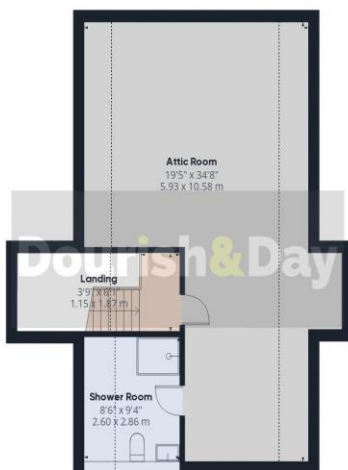
[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



Floor 0



Floor 1



Floor 2

Energy Efficiency Rating		
More energy efficient - lower rating code	Current	Potential
A (90+)		79
B (81-89)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
All energy efficient - higher rating code		
England & Wales		
EU Directive 2002/91/EC		
www.epc-w.com		

#### Approximate total area<sup>(1)</sup>

3082.24 ft<sup>2</sup>  
286.35 m<sup>2</sup>

#### Reduced headroom

174.78 ft<sup>2</sup>  
16.24 m<sup>2</sup>

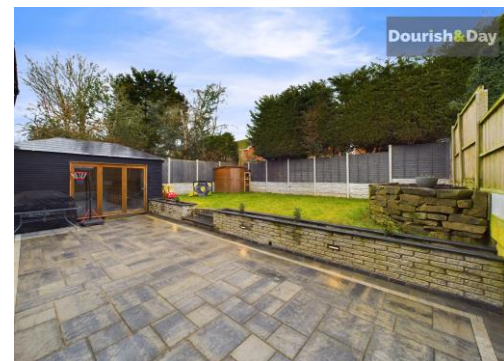
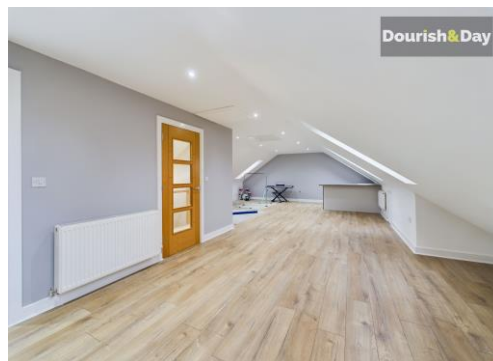
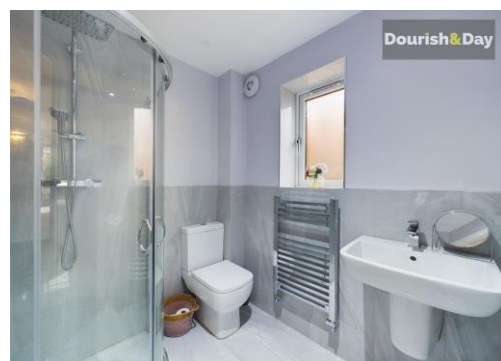
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)