















# Top Road, Acton Trussell, ST17 0RQ

Asking Price of

## £650,000

Tenure: Freehold | Council Tax Band: F | EPC Rating: D

# Substantial family living with exceptional versatility inside and out!

*From its impressive, gated frontage to its beautifully landscaped south-facing garden, this is a home that continually surprises with its generous proportions and versatile layout. Thoughtfully updated by the current owners, it offers a wonderful balance of sociable spaces for entertaining alongside quieter areas to relax, work from home or accommodate multi-generational living. Whether hosting summer barbecues in the garden, gathering around the breakfast table or unwinding in the hot tub after a busy day, this is a home designed to adapt effortlessly to modern family life.*

*Situated in the highly sought-after village of Acton Trussell, the property enjoys the best of both worlds: a peaceful village setting surrounded by countryside, yet with excellent connectivity. The nearby county town of Stafford offers an extensive range of shopping, restaurants, leisure facilities and a mainline railway station with regular services to Birmingham, Manchester and London Euston. Junctions 13 and 14 of the M6 are also within easy reach, making commuting straightforward.*

*Families are well catered for, with highly regarded primary schools nearby and an excellent choice of secondary education in Stafford and Penkridge. The village itself enjoys a strong sense of community, canal-side scenic walks, popular pubs and convenient access to neighbouring villages and everyday amenities, making it an ideal location for those seeking space, flexibility and village living without compromising on convenience.*

## GROUND FLOOR

**Entrance Hall**
A glazed entrance porch provides a practical welcome to the home, offering the ideal space for muddy boots, paws and coats before entering the main house. Attractive tiled flooring continues underfoot, providing a durable and easy-to-maintain finish.

The spacious entrance hall creates an impressive first impression, with a light and airy feel and access to the majority of the ground floor accommodation, excluding the dining room and integral garage. A switchback staircase rises along one wall to the first floor, while useful under-stairs storage is complemented by an additional built-in storage cupboard, ensuring everyday essentials can be neatly tucked away.

**Guest Shower Room**
Beautifully renovated by the current owners, this surprisingly spacious ground floor shower room has been thoughtfully designed with both style and practicality in mind. The contemporary suite comprises a fully tiled walk-in shower with a rainfall shower head, separate handheld attachment and glass shower screen, together with a semi-recessed wash hand basin set within a generous vanity unit incorporating a concealed cistern WC, providing excellent storage.

A stainless-steel heated towel rail, extractor fan and quality finishes complete the room. Ideally positioned near both the office and snug, it offers excellent flexibility for multi-generational living or visiting guests, with either room having the potential to serve as a ground floor bedroom if required.

**Home Office**
A generously proportioned home office demonstrates that working from home needn't mean compromising on space. Comparable in size to a comfortable double bedroom, the room is fitted with a substantial desk, integrated storage and bespoke pelmets for the fitted curtains, creating a practical and well-organised workspace.

Its position close to the front entrance makes it particularly convenient for those receiving regular deliveries, while the generous proportions also provide excellent versatility. Subject to individual requirements, the room could equally serve as a playroom, games room or a ground floor double bedroom.

**Living Room**
An impressively proportioned reception room spanning the full depth of the property, the living room offers far more space than first impressions might suggest. Dual aspect windows flood the room with natural light, with a large box bay window overlooking the front elevation and sliding patio doors opening into the conservatory, creating an effortless connection with the garden.

The generous proportions make this a superb space for both everyday living and entertaining, with ample room for a variety of furniture layouts, including the potential to accommodate both living and dining areas if desired. The direct access to the conservatory and garden also lends itself perfectly to indoor-outdoor living and al fresco dining during the warmer months.

**Snug / Playroom**
A versatile and generously proportioned reception room offering excellent flexibility to suit a variety of lifestyles. French doors open into the conservatory, providing an attractive outlook and onward access to the south-facing rear garden, while also allowing natural light to fill the room.

Currently arranged as a snug and playroom, the space could equally serve as a games room, additional home office or, given its proximity to the ground floor shower room, a ground floor double bedroom, making it particularly well suited to multi-generational living or accommodating guests.

**Conservatory**
A spacious conservatory provides a versatile additional reception area, enjoying access from both the living room and the snug, allowing it to flow naturally with the surrounding accommodation. Flooded with natural light, it offers an ideal setting for relaxing with a morning coffee, enjoying long summer evenings or entertaining family and friends. French doors open directly onto the south-facing rear garden, creating a seamless transition between the indoor and outdoor living spaces.

**Pantry**
Accessed directly from the entrance hall and providing a practical link through to the kitchen, the walk-through pantry offers excellent additional storage for everyday essentials. With ample space for food, household appliances and cleaning equipment, it helps keep the main kitchen organised and clutter-free, making it a particularly useful addition for busy family life.

**Breakfast Kitchen**
Designed with everyday living in mind, the breakfast kitchen is an exceptionally spacious room that comfortably caters for the demands of modern family life. Recently refreshed by the current owners, the cabinetry has been professionally re-wrapped in white to create a contemporary finish that contrasts beautifully with the stone worktops, giving the space a stylish and timeless feel.

A comprehensive range of fitted units provides excellent storage and is complemented by an integrated larder fridge, under-counter freezer, Bosch dishwasher, double oven, hob and extractor hood. A wall-mounted breakfast bar offers an informal dining space, while the generous proportions ensure there is plenty of room to move around with ease. Completing the kitchen is a 1.5-bowl stainless steel undermount sink with engraved drainer grooves incorporated into the worktop, combining practicality with a sleek, uncluttered finish.

**Dining Room**
A generously proportioned dining room provides an exceptional space for entertaining, with ample room to comfortably accommodate a table seating ten or more guests. Whether hosting large family gatherings or dinner parties, the room offers the space and flexibility to suit every occasion.

French doors open directly onto the south-facing rear garden, creating an effortless connection with the outdoor space during the warmer months, while an internal door provides convenient access to the integral garage. Equally versatile, the room could also serve as an excellent playroom, allowing children to enjoy their own dedicated space while remaining within easy sight and earshot of the kitchen.

**Garage**
The integral garage is a particularly generous space, offering the flexibility to suit a variety of needs. It is large enough to accommodate a vehicle, or alternatively could provide an excellent workshop, hobby space or substantial storage area.

A stainless-steel sink with drainer and plumbing for a washing machine create a practical utility area, while an electric roller door and internal access from the dining room add to the everyday convenience of the space.

## FIRST FLOOR

**Stairs & Landing**
A spacious, carpeted landing is approached via a switchback staircase, with a window to the half-landing allowing natural light to fill the stairwell. The landing provides access to all four bedrooms and the family bathroom, creating a practical layout for everyday living.

A generous airing cupboard houses the hot water cylinder while also offering useful linen storage, making it an ideal place for towels and bedding.

**Bedroom One**
A generously proportioned principal bedroom offers an abundance of space and comfortably accommodates the current owners' super king-size bed, with plenty of room remaining for bedside tables and additional bedroom furniture. Large fitted double wardrobes provide excellent built-in storage, helping to keep the room organised and uncluttered.

A large window overlooks the south-facing rear garden, allowing natural light to pour into the room, while soft carpeting enhances the sense of comfort. The bedroom also benefits from direct access to the ensuite shower room and is positioned adjacent to Bedroom Four.

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**Landing** 6'11" x 12'10" (2.1m x 3.9m)
A generous principal bedroom enjoying dual-aspect windows overlooking the peaceful gardens, filling the room with natural light and creating a tranquil retreat.

**Bedroom One** 14'7"ft x 12'4"ft (4.45mft x 3.76mft)
The principal bedroom is a spacious and peaceful double bedroom enjoying delightful dual-aspect views over the surrounding gardens. Flooded with natural light throughout the day, this attractive room provides plenty of space for freestanding furniture, creating a calm and restful sanctuary at the end of the day.

**Bedroom Two** 11'3"ft x 7'11"ft (3.43mft x 2.41mft)
A further generous double bedroom, positioned to the front of the property and enjoying an attractive outlook. Well-proportioned and tastefully presented, this versatile room would make an excellent guest bedroom, children's room or additional principal bedroom, with ample space for wardrobes and bedroom furniture.

**Ensuite Shower Room**
Recently refurbished by the current owners, the en suite is a stylish and generously proportioned shower room, finished to a modern standard with full-height tiling throughout. The contemporary suite includes a spacious fully tiled shower enclosure with a glazed door and riser shower, creating a sleek and practical space for everyday use.

Well-presented and thoughtfully designed, the en suite complements the principal bedroom perfectly, providing both comfort and convenience.

**Bedroom Two**
Another exceptionally spacious double bedroom, Bedroom Two easily accommodates a super king-size bed while still providing plenty of space for additional furniture. Large fitted double wardrobes offer excellent built-in storage, helping to maximise the floor space and maintain a clean, uncluttered feel.

A large window overlooks the front of the property, allowing natural light to fill the room, while carpeting underfoot adds warmth and comfort. Conveniently positioned opposite the principal bedroom and adjacent to the family bathroom, it is an ideal guest room or generous second bedroom.

**Bedroom Three**
A further well-proportioned double bedroom, Bedroom Three enjoys views over the south-facing rear garden through a large window, creating a bright and welcoming space. Fitted wardrobes provide excellent built-in storage, while carpeting underfoot adds warmth and comfort.

Positioned immediately to the right at the top of the staircase, this versatile room is ideal as a bedroom for family members or guests, while also offering the flexibility to suit a range of lifestyle needs.

## EPC GRAPH




**Bedroom Four**
Another generously proportioned double bedroom, Bedroom Four enjoys an attractive outlook over the south-facing rear garden, with a large window allowing natural light to fill the room. Carpeted for comfort, the room also benefits from fitted wardrobes, providing excellent built-in storage.

Positioned to the left at the top of the staircase and adjacent to the principal bedroom, the room is well suited as a guest bedroom, nursery or additional double bedroom. Access to the loft is also located here. The vendor advises that the loft is boarded, insulated and benefits from power and lighting, offering excellent additional storage space.

**Bathroom**
Recently refurbished by the current owners, the family bathroom is a generously proportioned and beautifully presented space, finished with full-height wall panelling and practical LVT flooring. A brand-new luxurious raised jacuzzi bath with integrated hydrotherapy jets provides the perfect place to unwind, while the spacious vanity unit incorporates a semi-recessed wash hand basin, useful storage and a low-level WC.

A frosted window to the front elevation allows natural light to enter while maintaining privacy. Conveniently positioned between Bedrooms Two and Three, the bathroom is ideally placed to serve the first-floor accommodation.

## OUTSIDE

**Front Garden & Parking**
Approached through attractive wrought iron gates, the property enjoys an impressive frontage with a substantial block-paved driveway providing off-road parking for numerous vehicles. The low-maintenance design creates an immediate sense of space while remaining practical for everyday family life and those who enjoy entertaining.

An electric vehicle charging point is conveniently positioned beside the integral garage, while mature hedging to either side provides a good degree of privacy. Established trees, shrubs and thoughtfully positioned seating areas soften the frontage, creating an attractive approach to the home, and an outside tap adds further practicality.

**Rear Garden**
The beautifully landscaped south-facing rear garden has been thoughtfully designed to balance relaxation, entertaining and family life. A generous paved terrace adjoins the property, creating an exceptional outdoor entertaining space with distinct dining and seating areas connected by attractive split-level patios. A timber-built bar and the included hot tub combine to create the perfect setting for hosting friends and family throughout the warmer months or unwinding after a long day.

Beyond the patio, the garden is predominantly laid to lawn, providing plenty of space for children to play or a kickabout, while mature trees, established planting and well-stocked borders soften the landscape and provide year-round interest. Tall, well-maintained hedging surrounds the garden, affording an excellent degree of privacy and making this an inviting outdoor space to enjoy from morning through to evening.

**FLOORPLAN PENDING**

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