



13 School Lane, Walton

£525,000 Freehold



Characterful 4-bed detached on School Lane, Walton on the Hill, ideal for families or upsizers, well-proportioned throughout and within Walton High School catchment. • Spacious living room with fireplace, dining room, conservatory, and kitchen with white cabinetry, wood-effect worktops, gas hob, oven, sink, dishwasher & washing machine. • Four versatile bedrooms, one with ensuite shower, WC & basin plus wardrobe space; family bathroom with bath, shower, WC & pedestal basin. • Generous rear garden with lawn & patio, attached garage for storage or parking, plus driveway for multiple cars and front lawn adding kerb appeal • Sought-after Walton on the Hill being close to shops, amenities, schools & transport links, perfect for convenient family living.



Dearest reader, in true Bridgerton fashion, you are cordially invited to discover this most splendid residence on School Lane in Walton, Stafford. This four-bedroom detached home is perfectly suited to growing families and discerning upsizers alike, ideally located within the catchment for Walton High, a property sure to cause quite the stir this season.

Upon entering this most delightful residence, one is drawn to the left into a generously sized living room, where a beautiful fireplace with surround takes centre stage, creating a warm and inviting setting. Glazed sliding doors lead seamlessly into the conservatory beyond, a light-filled retreat that effortlessly brings the outdoors in.

Moving gracefully through the home, one is welcomed into a bright and elegant dining room, perfectly suited for hosting refined dinner parties, lively family gatherings, or the most delightful evening soirées. Beyond, the kitchen awaits, beautifully fitted with warm white cabinetry and wood-grain effect worktops, offering ample storage and a practical yet charming space. Complete with a stainless steel sink and drainer, four-burner gas hob, oven, dishwasher, and washing machine, it is well equipped for everything from morning preparations to hosting the most splendid of gatherings.

To complete the downstairs, there is a convenient WC, along with a charming office, ideal for working from home or quiet study. This room also enjoys its own set of glazed sliding doors leading into the conservatory, allowing natural light to flow beautifully throughout.

Ascending to the first floor, one discovers four beautifully versatile bedrooms, each offering a most comfortable and refined retreat. One of these private chambers enjoys the luxury of its own ensuite shower room, complete with a glazed shower, WC, and pedestal wash hand basin, alongside generous wardrobe space, creating a truly indulgent sanctuary. The family bathroom is equally well appointed, boasting a bath and shower combination, pedestal wash hand basin, and WC, providing the perfect setting to unwind in style after the day's engagements.

To the rear, one discovers a most generous garden, laid to lawn with a patio area, perfect for summer soirées, garden gatherings, or simply enjoying a moment of tranquillity in the open air. An attached garage provides excellent space for storage or parking. To the front, a neatly kept lawn enhances the home's kerb appeal, while a driveway offers ample parking for multiple vehicles, completing this charming and well appointed residence.

Location

Set amidst some of Staffordshire's most beautiful countryside, **Walton-on-the-Hill** is among the most desirable and prestigious locations in the Stafford area. Situated on the edge of the **Cannock Chase Area of Outstanding Natural Beauty**, these villages offer a perfect balance of rural tranquillity, community spirit, and excellent connectivity. Featuring attractive family homes, reputable schools and fall within catchment for the highly regarded Walton High School, and a friendly community feel.

Residents enjoy convenient access to **Stafford town centre**, just a few miles away, providing a full range of shops, restaurants, and leisure facilities, as well as **Stafford railway station** with direct links to Birmingham, Manchester



Step into Bridgerton elegance on School Lane, Walton! This 4-bed detached boasts living & dining rooms, conservatory, kitchen, 4 versatile bedrooms, bathroom, WC, ensuite, office, garden, garage & driveway, perfect for families in Walton High catchment near shops & transport. Council Tax band: E

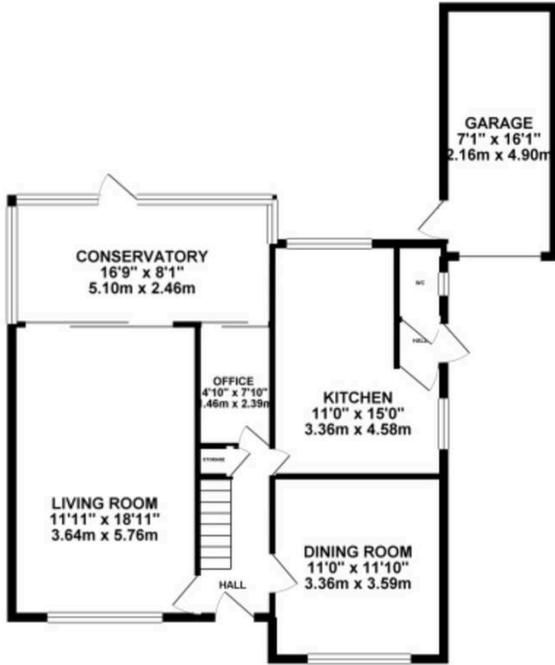
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



GROUND FLOOR 861.44 sq. ft.
(80.03 sq. m.)



1ST FLOOR 612.19 sq. ft.
(56.87 sq. m.)



TOTAL FLOOR AREA : 1473.63 sq. ft. (136.90 sq. m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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