

Wakefield Giles

Tel: 01782 786300



**Lapwing Close
Packmoor
ST7 4GB**

£259,950



EXECUTIVE STYLE DETACHED

THREE SEPARATE RECEPTIONS

KITCHEN/BREAKFAST ROOM

FOUR BEDROOMS

UPVC DOUBLE GLAZED CONSERVATORY

MASTER BEDROOM WITH EN-SUITE

Wakefield Giles, 13 King Street, Kidsgrove, Stoke on Trent, Staffordshire, ST7 1HW

We strongly advise you to make an early appointment to view this extremely well presented and deceptively spacious executive style four bedroom detached family home set in a tucked away position on this most sought after residential area in Packmoor. The location of the property provides easy access to local amenities, doctors surgery, schools and also the A34, A500 & M6 transport links making this an ideal purchase for today's ever growing family. Having been updated by the present owners to a high standard with benefits to include three separate receptions, a Upvc double glazed conservatory and a master bedroom with en-suite. Further benefits include Upvc double glazing and gas central heating throughout and externally the property boasts a single garage with off road parking to the front and a landscaped tiered garden to the rear. To the ground floor there is: entrance hall, cloakroom, living room with feature fire surround, separate dining room, study/dining room, kitchen/breakfast room with wood effect shaker style units and a conservatory. On the first floor there is: master bedroom with en-suite, three further bedrooms and a modern white bathroom suite. CALL US TODAY ON 01782 786300 TO SET UP A VIEWING TO FULLY APPRECIATE THIS QUALITY HOME.

ACCOMMODATION

Ground Floor

Entrance Hallway

Timber framed front door, laminate flooring, radiator, sockets, alarm panel and a cupboard under stair.

Dining Room 10' 10" x 9' 0" (3.30m x 2.74m)

Upvc double glazed window to the front aspect, radiator and sockets.

Study/Playroom 9' 9" x 7' 4" (2.97m x 2.23m)

Upvc double glazed window to the front aspect, laminate flooring, radiator and sockets.

Cloakroom

Upvc double glazed window with privacy glass, laminate flooring, radiator, wash hand basin and a W/C.

Living Room 16' 10" x 11' 3" (5.13m x 3.43m)

Upvc double glazed window to the rear aspect, laminate flooring, radiator, sockets, electric fire with a feature surround and hearth and a set of Upvc double glazed french doors to the rear garden.

Kitchen/Breakfast Room 17' 0" x 8' 6" (5.18m x 2.59m)

A range of wood effect shaker style wall and base units with complimentary work surfaces, corner stainless steel one and a half bowl sink unit inset with chrome mixer tap, tiled splash backs, tiled flooring, breakfast bar, integrated eye level double electric oven/grill, hob, dishwasher and space for a washing machine and fridge/freezer. Upvc



double window and a set of french doors leading into the conservatory.

Conservatory 10' 10" x 9' 3" (3.30m x 2.82m)

Upvc double glazed windows, tiled flooring, radiator, sockets and Upvc doors leading to the rear garden.

First Floor Landing

Upvc double glazed window, smoke detector, airing cupboard and access to the loft space.

Master Bedroom 11' 8" x 10' 6" (3.55m x 3.20m)

Upvc double glazed window to the rear aspect, radiator, sockets and a range of fitted wardrobes. En-suite off:

En-suite

Upvc double glazed window with privacy glass, part tiled walls, extractor fan, ceiling down lights, vinyl flooring, double shower cubicle, pedestal sink unit and a W/C.

Bedroom Two 9' 0" x 8' 10" (2.74m x 2.69m)

Upvc double glazed window to the front aspect, radiator, sockets and a range of fitted wardrobes.

Bedroom Three 8' 9" x 8' 0" (2.66m x 2.44m)

Upvc double glazed window to the front aspect, radiator and sockets.

Family Bathroom

Upvc double glazed window with privacy glass, part tiled walls, extractor fan, ceiling down lights, vinyl flooring, chrome heated towel rail, P shaped bath with shower over & glass screen, pedestal sink unit and a W/C.

Bedroom Four 9' 2" x 7' 1" (2.79m x 2.16m)

Upvc double glazed window to the rear, radiator and sockets.

Externally

Front

Shared block paved driveway leading to parking space for two cars and garage. Mature bushes and side gate for rear access.

Garage

Up and over doors.

Rear Garden

Tiered garden with decking and patio areas. Fence boundary.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has 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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.