



Regency Close, Talke Pitts, ST7 1RH.  
£310,000

Whittaker Est. 1930  
& Biggs

## Regency Close, Talke Pitts, ST7 1RH.

This detached house is like no other within this price range & area. With versatile accommodation having up to 3/4 bedrooms over 2 floors. The wrap around extension creates a fantastic open plan living kitchen/dining kitchen with further 2 reception rooms including a delightful garden room having views over the amazing gardens & feature pond. Another unexpected feature has to be the ground floor annex accommodation which comprises of a self contained lounge, separate bedroom with extensive wardrobe storage, French doors to the gardens & modern en suite shower room. Of course this accommodation can be flexible to accommodate families or blended families. In addition there is a further lounge, however the clever design of the kitchen comprises of an open plan living area & incorporating dining room which is perfect for entertaining. The adjoining open plan garden room is quite the focal point. Made cosy by the multi fuel stove & given a contemporary look by the floor length windows which absorbs the natural light in cohesion to the sky light. This impressive sized room offers an informal relaxing space as well as views over the magical gardens which are a wonder that illuminate come dusk. This original 3 bedroom home has been configured to the first floor to create an impressive sized bedroom which was formally 2 rooms. This of course can be converted back to 3 conventional rooms if desired, however there is a master suite to the ground floor as previously mentioned. The gardens are almost indescribable, the attention to detail & different areas provide a garden & entertainment space that can be enjoyed throughout the seasons. There is an outdoor detached workshop, bespoke bar & a summerhouse (available subject to negotiation) as well as a partially glazed garden room which enjoys views over the ornamental pond. The location, being at the head of a cul de sac is another benefit to this property.



### Entrance Hall

Composite front entrance door. Radiator. Staircase leading to first floor landing.

### Lounge 12' 5" x 11' 3" (3.78m x 3.43m)

Having bow window to front aspect, radiator. Doors leading to the kitchen, and dining room.

### Kitchen 14' 5" x 11' 6" (4.39m x 3.51m)

Comprising of a unique and spacious layout proceeding into a further long kitchen/dining room. Single drainer sink unit, and with base and wall mounted cupboard units with worksurfaces over. Window overlooking the sun room. Two sets of spotlight tracks to the ceiling. Radiator. Wooden flooring. Splash back tiling. Space and plumbing for washing machine. Useful storage cupboard, and further understairs storage space.

### Open Plan Kitchen Diner 23' 8" x 8' 6" (7.21m x 2.59m)

An open layout to further base and wall mounted cupboard units with worksurfaces over, and including the double range cooker with gas hob, electric oven and grill and with extractor hood above. Space for a tall standing American style fridge freezer. A defined dining area with window to the front, radiator. Ground floor loft access. Wooden flooring. Open breakfast area leading to:

### Sun Room 24' 3" x 9' 7" (7.39m x 2.92m)

A stunning UPVC sun room with feature velux window above. With 6 tall glass window panes overlooking the rear garden. Wooden flooring. Multi fuel stove burner and feature surround.

### Ground Floor Annex

Having access from the entrance hall.

### Annex Lounge 12' 9" x 11' 4" (3.89m x 3.45m)

Window to front aspect, radiator. Electric fire. Door leading to:

### Annex Bedroom One 21' 1" x 9' 4" (6.43m x 2.84m)

An excellent sized bedroom with cupboards/wardrobes across the whole length of the wall. Two radiators. UPVC door to the rear garden. Door to:

### Annex Shower Room 9' 1" x 3' 11" (2.77m x 1.19m)

An updated suite with enclosed shower cubicle, shower powered from the mains, wall panels and glass door. Opaque window to the rear. Vanity wash hand basin and low level W.C. Chrome radiator. Tiled floor, splash back tiling to walls.

### First Floor Landing

Having window to side aspect. Access to the loft.

### Bedroom One 14' 6" x 9' 4" (4.42m x 2.84m)

With two windows to front aspect, radiator. Doors to storage/wardrobe area. Further cupboard housing Baxi gas combi boiler (approx 5 years old and fully serviced to date).

### Bedroom Two 10' 1" x 6' 11" (3.07m x 2.11m)

Having window to rear aspect, radiator. Opening to cupboard/wardrobe area. Chrome radiator.

### Bathroom

Modern family bathroom suite with corner panelled bath, and separate enclosed shower cubicle. Splash back tiling. Low level W.C and vanity wash hand basin. Cupboard providing storage, and shelving area. Opaque window to rear aspect, chrome towel radiator.



### Externally

An excellent sized block paved driveway featuring plenty of parking for multiple vehicles to front aspect. Access to the side of the property, leads to: A beautifully presented garden, featuring laid to lawn, paved patio and landscaping areas with shrub borders and enclosed with fencing. Pond area with rockery, leads to a small glass summerhouse (with power and lighting). Detached garage having power and lighting. Please note there is no access for vehicles. Summerhouse of timber construction, and with power

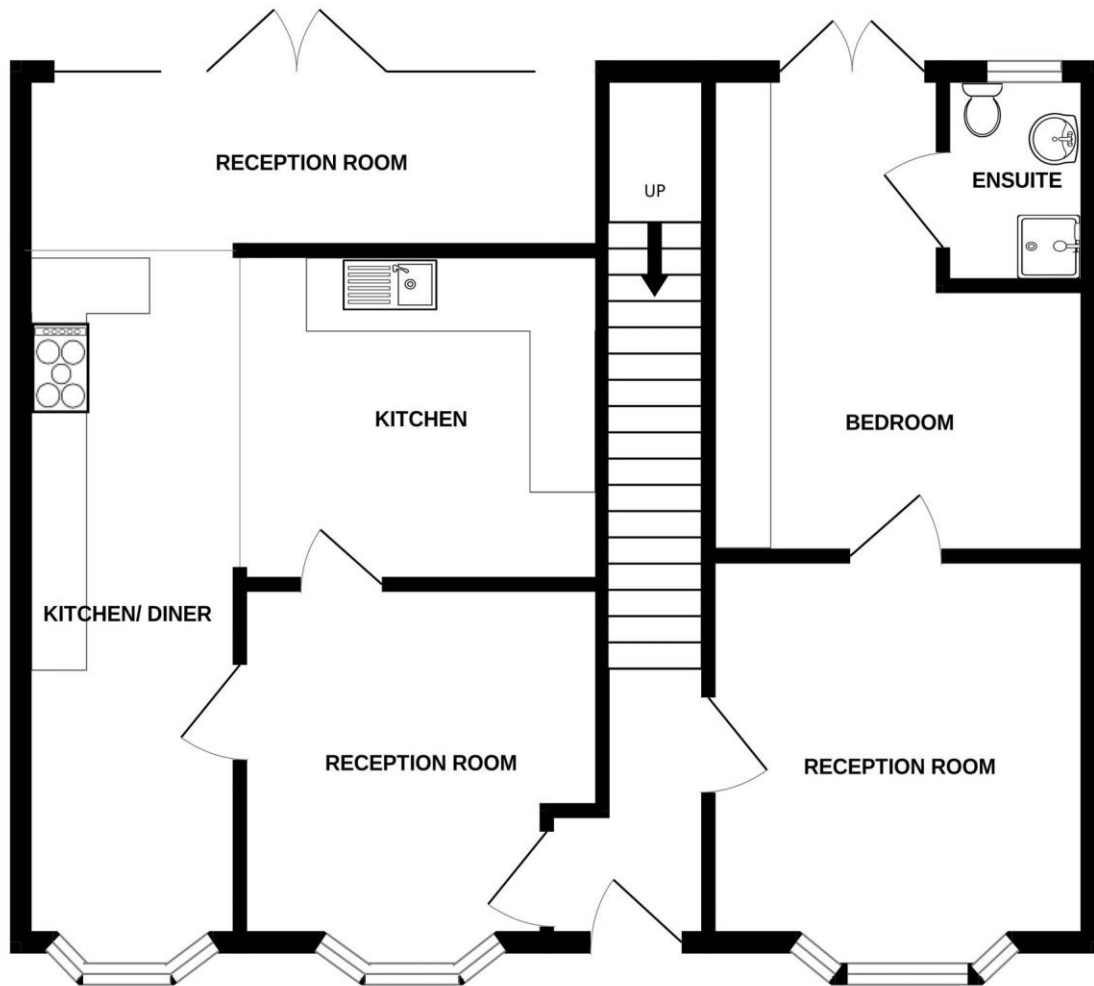
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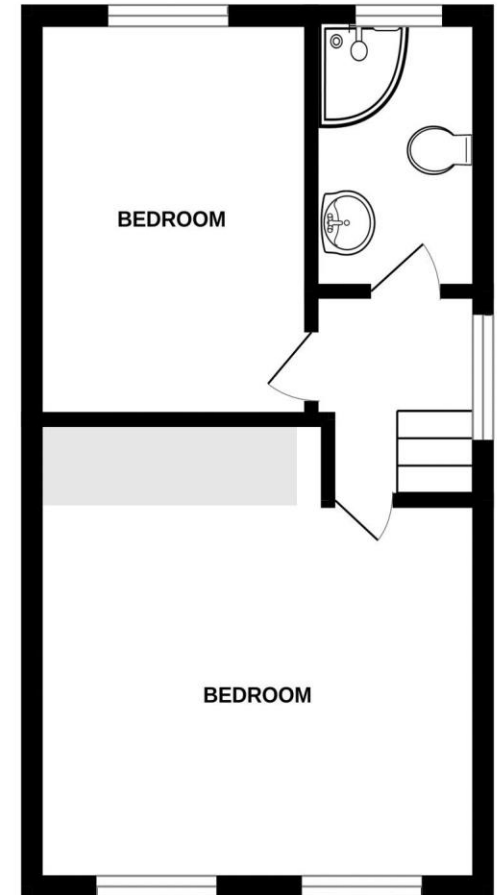




GROUND FLOOR



1ST FLOOR



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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

Please follow postcode ST7 1RH. From High Street, Talke Pits, turn into Regency Close, where the property can be found on the left hand side.

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34 High Street Biddulph Stoke-On-Trent Staffordshire ST8  
6AP  
T: 01782 522117  
E: [biddulph@whittakerandbiggs.co.uk](mailto:biddulph@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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