



St. Davids Way, Knypersley, ST8 7XA.
Offers In The Region Of £285,000

Whittaker Est. 1930
& Biggs

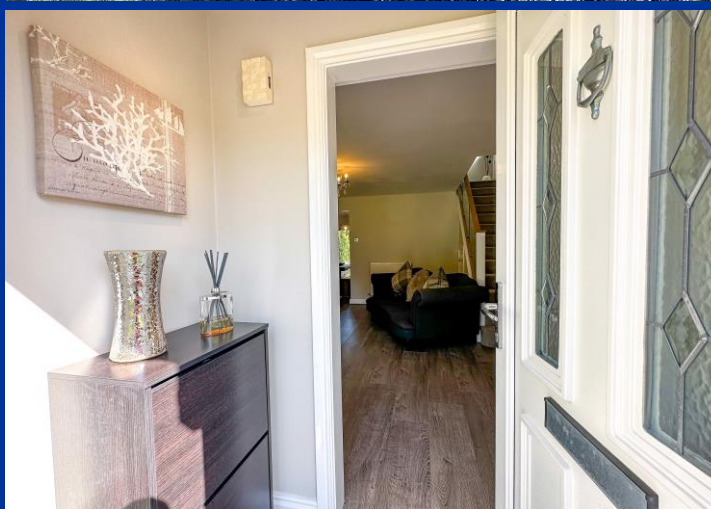
St. Davids Way, Knypersley, ST8 7XA.

This detached family home resides not only within this ever popular development, but within a select cul de sac creating a privileged position with just a few other properties, ideal for this looking for an off road position. The property has potential to extend with a generous sized rear garden & attached garage.

Internally the beautifully styled accommodation offers a spacious lounge with feature fireplace & modern glazed panelled staircase with contrasting oak to provide a contemporary style. The open plan kitchen includes integrated appliances & gloss units with defined dining space, which adjoins the Upvc patio doors, creating a fantastic entertaining space. There are 3 bedrooms to the first floor with the master having a modern en-suite shower room in addition to the modern family bathroom.

Externally the property adopts an attractive frontage with lawned gardens extending adjacent to the property. The gated side access leads to a generous sized rear garden with paved & decked patio areas, each designed for alfresco dining & the sun.

An ideal family home which offers a turn key opportunity, all within a sought after location.



Entrance Hall

Having a UPVC double glazed front entrance door with obscure glazed panel and matching side panel. Grey wood wash effect laminate flooring, radiator.

Lounge 15' 5" x 14' 6" (4.71m x 4.43m)

UPVC double glazed box bay window to the front aspect overlooking the gardens. Radiator, continuous grey wood wash effect laminate flooring, Modern feature fireplace with gas fire & feature inset lighting. Under stairs, storage cupboard, two radiators. Modern open plan staircase with oak & glazed panelling.

Open plan, dining kitchen 15' 5" x 9' 11" (4.71m x 3.02m)

Having a range of modern wall mounted gloss cupboard and base units with worksurface over & matching up stands, incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Range of quality integral appliances, including a Hotpoint four ring gas hob, separate Hotpoint combination oven and grill, stainless steel chimney style extractor with matching splashback. Integral fridge freezer, integral washing machine. Continuous grey wood wash effect laminate flooring, UPVC double glazed window to the rear aspect, reset LED lighting to ceiling, radiator. Integral wine rack. Defined dining area with UPVC double glazed French doors, giving access onto the rear patio and gardens.

First Floor Landing

Having access to loft space, UPVC double glazed window to side aspect, radiator. Modern oak and glazed panel staircase.

Bedroom One 9' 4" x 13' 1" (2.85m x 4.00m) reducing to 3.51

Having a UPVC double glazed window to the front aspect, radiator, TV point. Freestanding modern wardrobe with sliding doors.

Bedroom Two 8' 11" x 8' 11" (2.71m x 2.71m)

Having a UPVC double glazed window to the rear aspect, radiator.

Bedroom Three 10' 2" x 5' 10" (3.09m x 1.78m)

reducing to 2.25

Having a UPVC double glazed window to front aspect, radiator. Storage cupboard with fitted shelving.

Family Bathroom 6' 3" x 5' 9" (1.90m x 1.76m)

Having a double ended panelled bath with central waterfall mixer tap and shower attachment, pedestal wash hand basin with waterfall mixer tap, low-level WC. Fully tiled walls and floor, radiator, Upvc double glazed obscured window to the rear aspect, extractor fan, recess lighting to ceiling.

Externally

Attached garage having a metal up & over door, electric light & power. Rear access door from the rear garden.

Front garden laid to lawn with a black slate paved pathway. Adjacent lawned area with established tree.

Rear Garden Laid to lawn being of a generous size with adjoining paved patio. Decked timber patio to the head of the garden enjoying the evening sun. Fully enclosed with gated side access to the front of the property.



Note:
Council Tax Band: Band C

EPC Rating: Band D

Tenure: believed to be TBC











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