



Park Lane, Knypersley, ST8 7BG.  
£350,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Park Lane, Knypersley, ST8 7BG.

The accommodation in this four bedroom, three bathroom extended home will truly impress you.

So many surprising features creating the perfect family home including a fully insulated external garden room, master bedroom with walk in wardrobe/dressing room & en suite shower room, luxurious family bathroom & separate modern wetrom.

The extended ground floor offers an upgraded hall with oak and glass stairs, additional vestibule having built in storage and automatic lighting, extensive open plan living kitchen, lounge with adjoining dining room/family room & an extended sun lounge with Velux roof lights which also adjoins the kitchen, perfect for entertaining & family living.

The kitchen has luxurious granite worktops with an incorporating breakfast bar and French doors to the attractive rear garden & raised patio.

There's an extensive driveway plus an integral garage with electric up & over door.

Offered for sale with no upward chain.



### Entrance Hall

Newly installed (2022) arched UPVC double glazed front entrance door with side panels and overhead panel. Oak flooring, radiator, modern oak and glass panelled staircase giving access to the first floor, under stairs store cupboard, coving to ceiling.

### Inner Hallway

Built in storage cupboards with gloss fronted doors, having automatic lighting, shelving and hanging rails. Recessed lighting to ceiling, radiator. Opening through to the open plan kitchen.

Vestibule allowing access into the integral garage & ground floor wet room.

### Ground Floor Wetroom 5' 8" x 8' 5" (1.72m x 2.57m)

Modern refurbished wet room. Walk in shower cubicle with dual shower, chrome fixed rainfall effect shower head with detachable shower head. Wall mounted wash hand basin, WC. Chrome heated towel radiator, inset shelving with fixed illuminated mirror. Lighting and extractor fan. Fully tiled walls.

### Open Plan Extended Living Kitchen 17' 0" x 17' 1" (5.18m x 5.20m)

Extended open plan living and dining kitchen having a range of white gloss wall mounted cabinet & base units, with contrasting luxurious black granite work surfaces over, incorporating breakfast bar, having seating for three people. Incorporating composite one and a half bowl sink unit with flexi hose mixer tap over. Plumbing for washing machine and dishwasher. Space for a double width Range style cooker with double width fitted black extractor fan over. Niche for American style fridge freezer, integral microwave. Recess LED lighting to ceiling, tiled floor, UPVC double glaze windows to the rear aspect, UPVC double glazed French doors to side aspect giving access onto the rear patio. Wall mount for TV point, tiled floor with underfloor heating. Defined dining living & dining area.

### Opening into:-

**Extended Sun Lounge 8' 10" x 6' 6" (2.69m x 1.98m)**

having 2 Velux skylights to vaulted ceiling, with recessed LED lighting. UPVC windows to the rear aspect overlooking the rear gardens. Opening into extended family room / dining room

### Extended Family Room / Dining Room 10' 8" x 9' 11" (3.24m x 3.02m)

(5.65 m overall measurement including adjoining sun lounge) having continuous oak effect laminate flooring, coving to ceiling, recessed LED lighting, radiator.

### Lounge 14' 6" x 11' 10" (4.41m x 3.61m)

Having UPVC double glazed tinted windows to the walk in bay window, with front aspect. Laminate oak effect flooring, coving and recessed LED lighting to ceiling. Feature fireplace with inset housing an electric log burning effect fire set upon a solid granite hearth with exposed timber mantle over.

### First floor landing 11' 7" x 9' 0" (3.54m x 2.75m)

having a modern oak and glass panelled staircase with coving to ceiling, access to loft space which is boarded with a pull down ladder, recessed lighting to ceiling. Store cupboard with fitted shelving.

### Bedroom One 14' 5" x 9' 0" (4.39m x 2.75m)

Master suite having UPVC double glazed window to the front aspect, radiator, oak effect laminate flooring, opening into walk in dressing room.

Walk in Dressing Room / Wardrobe 2.41 m x 1.87 m into wardrobe. Fitted with a range of wardrobe, shelving units and drawers. Giving access through to the adjoining ensuite.

### En Suite 8' 11" x 3' 11" (2.73m x 1.20m)

Having a modern suite, with an enclosed shower cubicle with dual shower with a fixed rainfall, shower head and detachable shower, counter top vanity unit with winged wash hand basin and mixer tap, storage below, W.C with concealed cistern. Chrome heated towel radiator, tiled walls, extractor fan, grey chevron wood effect flooring, Upvc double glazed obscured window to rear aspect, LED recessed lighting to ceiling.



**Family Bathroom** 5' 9" x 7' 10" (1.76m x 2.39m)

Having a modern luxurious suite comprising of freestanding modern bath set upon a raised plinth, with floor mounted chrome taps with shower attachment, feature inset mood lighting. Countertop wash hand basin set on tiled unit with deck mounted mixer tap, low level WC, tiled floors and walls, built-in feature niche shelving with LED lighting. Chrome heated towel radiator, recess LED lighting and extractor fan to ceiling, UPVC double glazed obscure window to rear aspect.

**Bedroom Two** 10' 8" x 15' 2" (3.26m x 4.63m)

into bay, having UPVC double glazed walk in bay window to front aspect. Radiator, coving to ceiling.

**Bedroom three** 10' 8" x 9' 11" (3.25m x 3.01m)

Having UPVC double glazed window to the rear aspect, overlooking the gardens, coving to ceiling, radiator, oak effect laminate flooring.

**Bedroom Four** 8' 1" x 7' 3" (2.46m x 2.20m)

Having built in wardrobe, oak effect laminate flooring, radiator, UPVC double glazed window to the front aspect, coving to ceiling.

**Integral Garage** 17' 0" x 9' 1" (5.17m x 2.78m)

Having an electric up and over remote controlled door. Also housing gas fired, central heating boiler, electric light and power. Plumbing for a sink or washing machine.

**Externally**

Modern Garden Room 4.05 m x 2.30 m. Having recess LED lighting to ceiling, grey, wood effect laminate flooring. Fully insulated with UPVC double glazed French doors with full length glazed panelling and matching side panels. Electric light and power.

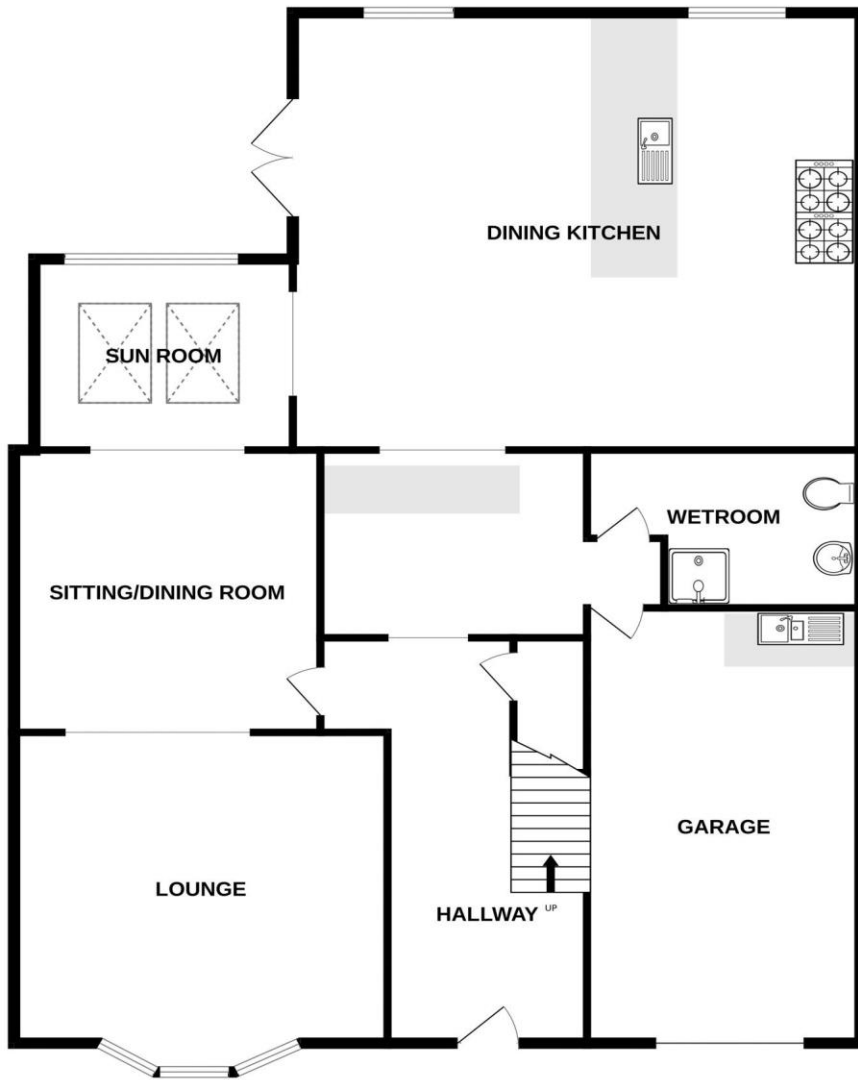
Attractive fully enclosed rear garden, with raised paved patio adjoining the rear of the house. Lawned gardens with timber sleeper borders, stocked with seasonal plants. Additional decked patio to the head of the garden. External lighting. To the front there is an extensive driveway, allowing parking in abundance. Defined front feature borders with stone walled boundary.



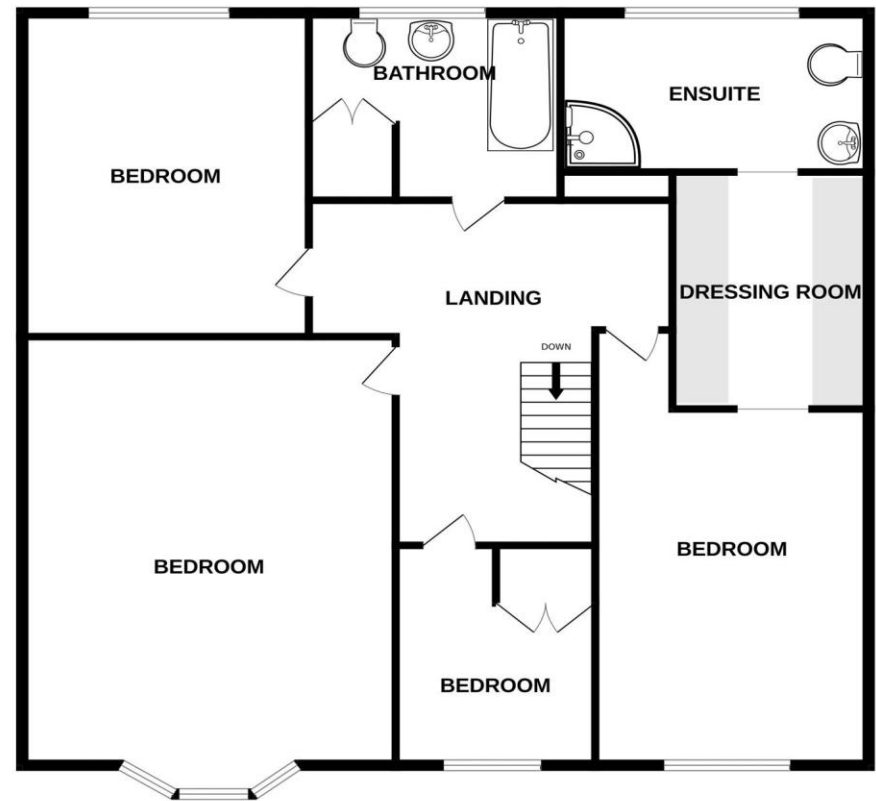




GROUND FLOOR



1ST FLOOR





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