



PRIORY
PROPERTY SERVICES



4 Bedrooms. Recently Constructed Family Bungalow Occupying A Deceptively Spacious Position With Open Rural Views To The Rear Elevation. No Expense Has Been Spared Here With High End Fixtures & Fittings Throughout.



Long Lane Harriseahead ST7 4LQ

£399,950

LONG RECEPTION HALL 30' 0" x 0' 0" (9.14m x 0.00m)

New modern quality timber effect vinyl click flooring. Two panel radiators. Various low level power points. Quality coving to the ceiling with inset LED ceiling lights. Modern doors to principal rooms. New modern composite door and uPVC double glazed window to the side elevations.

WALK IN CLOAKROOM

Off hallway. Built in shelving. Inset ceiling light.

DINING KITCHEN 19' 0" x 10' 8" (5.79m x 3.25m)

Excellent selection of new modern fitted high gloss eye and base level units. Extensive quality Apollo Magna work surfaces above with matching up-stands. Various power points over the work surfaces. Modern one and half bowl sink unit with mixer tap. Built-in Cooke and Lewis five ring gas hob with high gloss splash-back to the rear. Large extractor fan/light above. Built-in double electric Beko oven. Built-in 50/50 fridge & freezer. Built-in Beko dishwasher. Excellent selection of drawer and cupboard space. Work surface extends out to a breakfast bar with ample space for stools below. Quality timber effect vinyl click flooring. Modern coving to the ceiling with LED ceiling lights. Part glazed door to the entrance hall. Three uPVC double glazed windows to the front elevation. Large modern drawer back pocket doors allowing access into the living room to the rear.

LOUNGE 16' 10" x 14' 10" (5.13m x 4.52m)

Quality timber effect vinyl click flooring. Two panel radiators. High level TV point. Telephone point. Recessed modern electric TruFlame. Low level power points. Modern coving to the ceiling with centre ceiling light point. Drawer back pocket door to the kitchen. uPVC double glazed window to the side. Large uPVC double glazed sliding patio window and door allowing fantastic views out to the rear.

UTILITY ROOM 11' 4" x 5' 4" (3.45m x 1.62m)

Fantastic selection of new modern high gloss eye and base level units. Apollo Magna work surfaces and matching up-stands. Modern sink unit with drainer and mixer tap. Good selection of cupboard space. One cupboard houses the wall mounted Ariston gas central heating boiler (modern combi boiler) which is app controlled. Built-in freezer to the base unit. Quality timber effect vinyl click flooring. Half quality tiled walls. Panel radiator. Modern coving to the ceiling with LED ceiling lights. Extractor fan. Modern uPVC double glazed stable door to the side elevation.

BEDROOM 1 14' 8" x 11' 4" (4.47m x 3.45m)

New modern fitted carpet. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. High level TV point. New modern built-in wardrobes with sliding fronts (one being glazed). Side hanging rails and shelving. Door allowing access to the en-suite. uPVC double glazed window towards the rear allowing fantastic views to the rear garden.

EN-SUITE 1 7' 10" maximum into the shower x 6' 2"

maximum into the entrance recess area (2.39m x 1.88m) L-shaped. Brand new quality fitted white suite comprising a low level w.c. with concealed cistern. Wash hand basin set into the vanity unit with quality work surface above. Cupboard space below. Chrome coloured mixer tap. Fitted mirror. Shaving point. Part tiled walls. Quality timber effect vinyl click flooring. Chrome coloured panel radiator. Large double shower with glazed door. Wall mounted Triton electric shower. LED ceiling light points. Extractor fan. uPVC double glazed frosted window towards the side elevation.

BEDROOM 2 L-SHAPED 11' 8" maximum x 9' 6" (3.55m x 2.89m)

L-shaped. New modern fitted carpet. Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Quality built-in wardrobes with sliding fronts. Side hanging rail and shelving. Door allowing access to the en-suite. High level TV point and socket. uPVC double glazed window towards the side elevation.

EN-SUITE 2

Sliding pocket door from bedroom 2. Quality white suite comprising of a low level w.c. with concealed cistern. Modern work surface above. Cupboard space either side of the w.c. Fitted mirror above. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. Walk-in shower with sliding door. Wall mounted electric Triton shower. Modern LED ceiling lights. Extractor fan. Half tiled walls. Quality timber effect vinyl click flooring. uPVC double glazed frosted window to the side.

BEDROOM 3 L-SHAPED 16' 10" maximum into the recess x 7' 10" narrowing to 3' 8" (5.13m x 2.39m)

L-shaped. New fitted carpets. Panel radiator. Built-in wardrobe with sliding fronts. Side hanging rail and storage shelving above. Modern coving to the ceiling with ceiling light point. Loft access point with large retractable ladder allowing easy access to the loft. High level TV and power point. uPVC double glazed window allowing great views of the rear garden.

BEDROOM 4 11' 2" x 7' 5" (3.40m x 2.26m) maximum

Brand new fitted carpet. Panel radiator. Low level power points. High level TV and power points. Built-in wardrobe with sliding fronts with side hanging rail and storage shelving. Modern coving to the ceiling with centre ceiling light point. uPVC double glazed window to the side.

FAMILY BATHROOM 11' 4" x 5' 4" (3.45m x 1.62m)

Quality new fitted white suite comprising of a low level w.c. with concealed cistern and modern work surface above, storage cupboard to the side. Wash hand basin set in an attractive vanity unit with cupboard space below. Work surface to the sides. Chrome coloured mixer tap. Fitted mirror above. Shaving point. Panel bath with chrome coloured mixer tap. Quality half tiled walls. Glazed shower cubicle with wall mounted Bristan mixer shower. Extractor fan. Modern LED lighting to the ceiling. Quality timber effect vinyl click flooring. uPVC double glazed frosted window to the side elevation.

EXTERIOR 0' 0" x 0' 0" (0.00m x 0.00m)

Access to the property is from Long Lane via a long tarmac driveway edged in block pavers. New modern fencing running all along the side of the driveway. Good selection of young shrubs and rockery areas to one side. Tarmac driveway turns into an extensive block paved driveway providing ample off road parking. Easy vehicle access to the timber constructed pitch roof 'cruck frame' style open double garage. Indian stone flagged pathway to either side of the garage. External power socket. Large indian stone flagged patio to the reception door with further reception lighting plus security lighting.

Workshop/storeroom with pitch and tiled roof with a small decked verandah at the front. uPVC double glazed windows to both the side and front elevations with uPVC double glazed double opening french doors to the front. Power and light. Indian stone flagged pathway to the side. Water tap. Useful large plum slate storage area. Large landscaped rear garden with fantastic views over open countryside. Composite timber decked area off the rear of the property. Plum slate borders. Timber fencing forming the boundaries. Timber garden building with power and large uPVC double glazed sliding patio window and doors to the rear elevation.

VIEWING

Is strictly by appointment via the selling agent.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Long Lane, Harriseahead

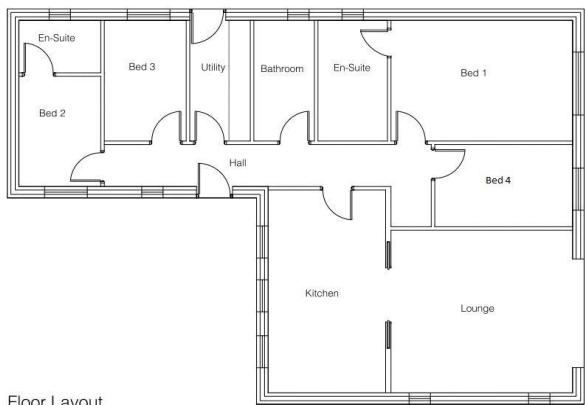
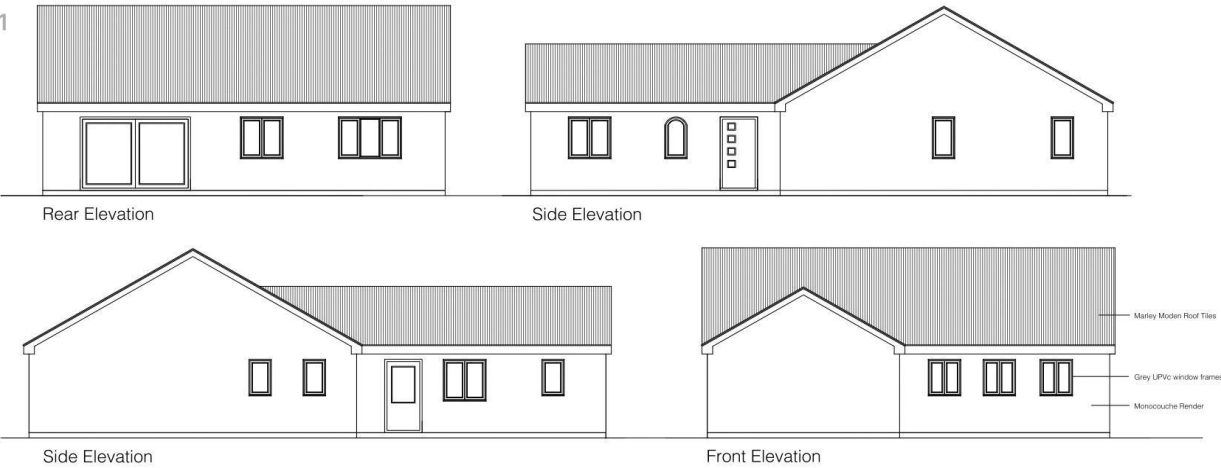
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Revision		Schedule	
Rev	Description		Date

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Address
 Rear of 38 Long Lane
 Harriseahead
 Stoke on Trent

Client
 M Whitehurst & C Chesworth

Project New Dwelling Drawing No. DWL1901
Drawn May 2019 Dwelling Proposal
Scale 1:50 Drawing No. LL/20/02
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Philip Kelsall Associates
 Architectural & Building Consultants

CBUILD
 chartered building engineer

Member of the Institution of Professional Certificated Building Engineers
 © Woodcock Lane New Cap ST7 4LQ
 Tel: 07822 698755
 Mob: 07839 344053
 e: phil@philkelsall.co.uk
 w: www.philkelsall.com

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