



# PRIORY

PROPERTY SERVICES



**4 Bedrooms. Detached Family Home Individually Designed & Built To A Very High Specification By The Current Vendors, Offering Lovely Rural Cheshire Views To The Rear Elevation. Large Lounge & Stunning New Modern Fitted Breakfast Kitchen.**



Springbank Scholar Green ST7 3LA

£380,000

**ENTRANCE HALL**

Quality engineered oak flooring. Open spindle staircase allowing access to the first floor. Ceiling lights. Low level power points. Panel radiator with thermostatic control. Modern composite door towards the front elevation. Quality modern oak veneer doors to principal rooms. Door allowing access to under-stairs store cupboard.

**GROUND FLOOR CLOAKROOM / W.C.**

Engineered oak flooring. Low level w.c. Wash hand basin with hot and cold taps. Recess ideal for cloaks. Extractor fan. Ceiling light point.

**DINING ROOM 10' 0" x 9' 8" (3.05m x 2.94m)**

Panel radiator with thermostatic control. Low level power points. Wall and ceiling light points. uPVC double glazed sash window towards the front elevation.

**BREAKFAST KITCHEN 11' 10" x 10' 0" (3.60m x 3.05m)**  
*both measurements maximum into the units.*

Excellent selection of quality new fitted eye and base level units. Base units having extensive high gloss work surfaces above with attractive modern tile splash-backs. Down lighting and power points across the surfaces. Built-in Neff five ring stainless steel gas hob with Neff stainless steel extractor fan/light above. Eye level built-in Neff hide and slide electric fan assisted oven. Matching built-in Neff microwave above. Built-in dishwasher. Excellent selection of drawer and cupboard space. Stainless steel Franke one and half bowl sink unit with drainer and mixer tap. Ample space for free-standing fridge or freezer. Large larder pull out cupboard. Highly polished quality floor tiles. Two panel radiators with thermostatic control. Centre ceiling light point. Extractor fan. Quality uPVC double glazed sash window towards the rear. Kitchen has access into the utility area.

**UTILITY AREA 5' 2" x 4' 0" minimum to the cupboard fronts (1.57m x 1.22m)**

Quality highly polished floor tiles. Plumbing and space for washing machine. Space for dryer above. Useful larder cupboard. Wall mounted Maxi gas central heating boiler within one of the cupboards. Extractor fan. Ceiling light point. uPVC double glazed door allowing access and views out towards the rear.

**THROUGH LOUNGE 22' 0" x 11' 4" (6.70m x 3.45m)**

Modern wall mounted re-circulating gas fire. Two panel radiators with thermostatic controls. Various low level power points. Wall and ceiling light points. uPVC double glazed sash window towards the front elevation. uPVC double glazed double opening french doors allowing easy access to the patio garden and fantastic views over open countryside.

**FIRST FLOOR LANDING**

Open spindle staircase allowing access to the ground floor. Loft access point. Ceiling light point. Low level power point. Oak engineered modern doors allowing access to principal rooms.

**MASTER BEDROOM 13' 6" maximum into the recess x 13' 4" (4.11m x 4.06m)**

L-shaped. Panel radiator with thermostatic control. Low level

power points. Centre ceiling light point. TV and telephone points. Useful built-in store cupboard. Separate door allowing access to the en-suite. uPVC double glazed sash window towards the front elevation allowing pleasant semi-rural views.

**EN-SUITE**

Modern shower room comprising a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shaving point to one side. Glazed cabinet above. Part glazed shower cubicle with wall mounted chrome coloured Grohe mixer shower. Extractor fan. Ceiling light point. Modern tiled walls. High polished tile flooring. Panel radiator with thermostatic control. uPVC sash window towards the front elevation.

**BEDROOM 2 11' 8" x 11' 6" (3.55m x 3.50m)**

Small entrance recess area. Low level power points. Panel radiator with thermostatic control. Centre ceiling light point. uPVC double glazed sash window towards the front allowing pleasant semi-rural views.

**BEDROOM 3 9' 10" x 8' 2" (2.99m x 2.49m)**

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. uPVC double glazed sash window to the rear allowing fantastic open views of the surrounding countryside.

**BEDROOM 4 9' 10" x 8' 0" (2.99m x 2.44m)**

Panel radiator with thermostatic control. Low level power points. Centre ceiling light point. uPVC double glazed sash window allowing super views of the open countryside to the rear.

**FAMILY BATHROOM 10' 0" x 4' 10" (3.05m x 1.47m) approx.**

Modern three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shaving point to one side. Fitted glazed mirror cabinet above. Bath with chrome coloured mixer tap. Wall mounted chrome coloured Grohe mixer shower. Glazed shower screen. Quality tiled walls. High polished tiled floor. Chrome coloured panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted sash window to the rear.

**EXTERIOR FRONT**

Property is approached via a low level brick wall forming the front boundary. Set of timber double opening gates allowing access to a wide tarmac driveway providing ample off-road parking to both the front and side elevations. Front garden is mainly laid to lawn. Pleasant views of open countryside. Lantern reception light at the front door. Security lighting.

**EXTERIOR REAR**

Generous Indian stone flagged patio walled garden that provides fantastic views over open countryside down towards the Cheshire plain on the horizon. Lantern reception lights. Easy access to the rear outside water tap. Timber built lean-to shed to one side providing secure storage. Elevated shrub border set behind attractive timber decked walling.

**VIEWING** Is strictly by appointment via the selling agent.



# PRIORY

PROPERTY SERVICES

## Biddulph's Award Winning Team





**Energy Performance Certificate**

21, Springbank, Scholar Green, STOKE-ON-TRENT, ST7 3LA

Dwelling type: Detached house      Reference number: 8196-6028-4960-2444-1906  
 Date of assessment: 04 August 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 05 August 2016      Total floor area: 116 m<sup>2</sup>

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,445</b>
<b>Over 3 years you could save</b>	<b>£ 285</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 219 over 3 years	
Heating	£ 1,620 over 3 years	£ 1,853 over 3 years	
Hot Water	£ 402 over 3 years	£ 288 over 3 years	
<b>Totals</b>	<b>£ 2,445</b>	<b>£ 2,160</b>	<b>You could save £ 285 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Rating	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£75	£ 171
2 Solar water heating	£4,000 - £6,000	£ 114
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444302. The Green Deal may enable you to make your home warmer and cheaper to run.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.