



**PRIORITY**  
PROPERTY SERVICES



**4 Bedrooms. Stunning Individual Larger Than Average Detached Family Home Boasting Beautiful Views Over Open Countryside To The Rear Elevation. En-Suite. Modern Fitted Dining Kitchen. uPVC D/G Conservatory. Double Garage.**



124 Newpool Road Knypersley Biddulph ST8 6NS

£395,000

**RECEPTION HALL AREA**

Quality modern tiled floor. Two panel radiators. Various low level power points. Ceiling light point. Impressive turn flight open spindle staircase allowing access to the first floor galleried landing. Modern uPVC double glazed door and window to the side elevation allowing access from the driveway. Large archway leading into the lounge.

**STUDY/BEDROOM FIVE** 9' 0" x 7' 4" (2.74m x 2.23m)

Panel radiator. Low level power points. Television point. Ceiling light point. Feature glazed tall window allowing light from the reception hall area. uPVC double glazed window to the front elevation.

**LOUNGE** 19' 0" x 12' 4" (5.79m x 3.76m)

Living Flame gas fire set in an attractive modern fire surround with tiled hearth and modern timber surround. Television point. Both wall and ceiling light points. Panel radiator. uPVC double glazed high level frosted window towards the side elevation. Large archway and access onto the reception hall area. Door allowing access to the dining room area of the kitchen. uPVC double glazed sliding patio window and door to the front elevation allowing pleasant views of the garden.

**LARGE 'L' SHAPED DINING AREA (Off The Kitchen)** 19' 2" x 14' 2", narrowing to 9' 10" at its narrowest point. (5.84m x 4.31m)

Quality new modern tiled floor which continues into the kitchen area and conservatory off. Various low level power points. Panel radiator. High level television point. Inset ceiling lights. Door allowing access to the lounge. Feature shelving with built in lighting. Door allowing access to the garage. Archway leading onto the kitchen. uPVC double glazed by-folding door allowing access and views into the conservatory at the rear.

**KITCHEN AREA** 10' 4" x 9' 8" (3.15m x 2.94m)

Fantastic selection of BRAND NEW modern fitted high gloss eye and base level units, base units having attractive timber effect work surfaces above. High gloss acrylic splash backs with various power points and down lights over. One and half bowl sink unit with drainer and mixer tap. Built in (Electrolux) electric modern hob with (Cape) modern circulator fan/light above. Built in (Electrolux) double electric oven and grill combined below. Built in slim-line (Electrolux) dishwasher. Built in wine rack with glazed door. Built in fridge and freezer side-by-side. Modern tiled floor. Low level lighting. Panel radiator. Inset ceiling lights. Easy access and archway into the dining area. Further door to the utility room. uPVC double glazed window allowing pleasant views of the rear garden and beyond.

**UTILITY ROOM** 8' 4" x 7' 0" (2.54m x 2.13m)

Good selection of modern fitted high gloss fronted units (that match the kitchen units). Timber effect work surface and power points above. Plumbing and space for an automatic dishwasher. Space for dryer (or a larder cupboard). Modern quality tiled floor. Panel radiator. Ceiling light point. uPVC double glazed window to the side. Door allowing access to the ground floor w.c.

**GROUND FLOOR CLOAKROOM/W.C.** 7' 0" x 4' 0" (2.13m x 1.22m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Various power points. Wall mounted (Vaillant) gas central heating boiler. Ceiling light point. Modern tiled floor. uPVC double glazed frosted high level window to the side.

**FIRST FLOOR - GALLERIED LANDING**

Impressive turn flight staircase allowing access to the ground floor reception hall. Centre ceiling light point. Panel radiator. Large (Velux) double glazed window to the side elevation allowing pleasant views. Loft access point. Further ceiling light points. Large 'L' shaped landing. Doors to principal rooms. Former cylinder cupboard with slatted shelves. Separate built in storage cupboard.

**MASTER BEDROOM** 17' 2" into the wardrobes x 11' 6", narrowing to 9' 8" (5.23m x 3.50m)

Quality selection of NEW modern built in wardrobes with various double opening doors, side hanging rails and built in storage shelving. Matching bedside cabinets. Further base cupboard. Inset ceiling lights. Door allowing access to the en-suite. Low level panel radiator. uPVC double glazed window to the front elevation allowing pleasant views on the horizon and incorporates a window seat. Large (Velux) double glazed sky-light window to the side allowing pleasant views.

**EN-SUITE** 7' 0" x 7' 0" (2.13m x 2.13m)

RECENTLY MODERNISED modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and double opening cupboard space below. Fitted mirror and light. Large glazed shower cubicle with wall mounted chrome coloured mixer shower and rain head shower above. Quality modern part tiled walls. Tiled floor. Chrome coloured towel radiator. Velux double glazed sky-light frosted window to the side elevation.

**BEDROOM TWO** 20' 8" into the dressing area, narrowing to 10' 2" x 17' 8", (6.29m x 5.38m)

Large 'L' shaped bedroom with a dressing area to one side. Large wardrobe with various side hanging rails, built in storage shelving and sliding glazed mirrored fronts. Various low level power points. Panel radiator. Ceiling light points. uPVC double glazed window to the rear allowing pleasant views of the landscaped garden and fantastic views over open countryside.

**BEDROOM THREE ('L' Shaped)** 14' 4" x 13' 6" (4.37m x 4.11m)

Quality timber effect laminate flooring. Panel radiator. Television point. Low level power point. Ceiling light point. Two feature (Velux) double glazed sky-light windows to the front elevation allowing excellent views on the horizon.

**BEDROOM FOUR** 7' 2" x 7' 0" (2.18m x 2.13m)

Timber effect laminate floor. Built in wardrobe with double opening doors and side hanging rail. Ceiling light point. Large double glazed (Velux) window towards the rear elevation allowing great views over open countryside.

**FAMILY BATHROOM** 9' 10" x 7' 7" (2.99m x 2.31m)

Recently modernised suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap. Fitted mirror and light above. Various cupboard space below. Large shower bath with chrome coloured mixer tap and chrome coloured mixer shower above with rain head shower and glazed shower screen. Modern part tiled walls. Attractive tiled flooring. Chrome coloured towel ladder radiator. Extractor fan. Ceiling light points. Double glazed, frosted (Velux) skylight window to the side elevation.

**GARAGE** 17' 6" x 16' 4" width (5.33m x 4.97m)

Double attached garage with two modern timber up-and-over doors to the front elevation. Power and light. Timber feature window to the rear. Timber double glazed, double opening French doors allowing easy access to the rear garden.

**EXTERNALLY**

The property is approached via a long sweeping block paved driveway, providing ample off road parking/hard standing for caravan/boat. Garden is mainly laid to lawn with timber fencing to one side. Double width block paved driveway to the side of the property allowing a canopied entrance to the double garage. Small canopied area with lantern reception light, allowing access into the reception hall. Easy pedestrian access from either side of the property to the rear.

**REAR ELEVATION**

Gravelled and flagged patio area off the garage, ideal for the afternoon and late evening sun. Flagged pathway that surrounds the conservatory. Steps lead up to a good size mature landscaped garden. Garden is predominately laid to lawn. Further flagged pathways to two large flagged patio areas, one having a Pagoda, raised flower shrub beds towards the head of the garden. Further meandering gravelled pathway leading to a large circular gravelled patio area. Timber fencing forms the boundaries. FANTASTIC VIEWS OVER OPEN FIELDS TO THE REAR.

**DIRECTIONS**

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. At the lights turn right onto Newpool Road. Proceed over the bridge and continue for a short distance towards the top, to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

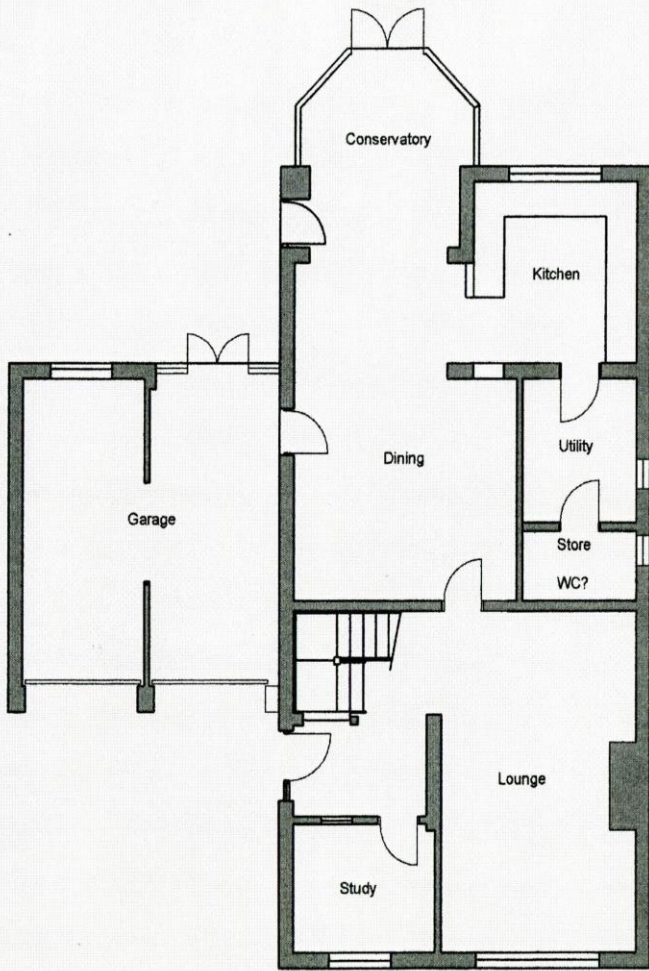
**VIEWING**

Is strictly by appointment via the selling agent.

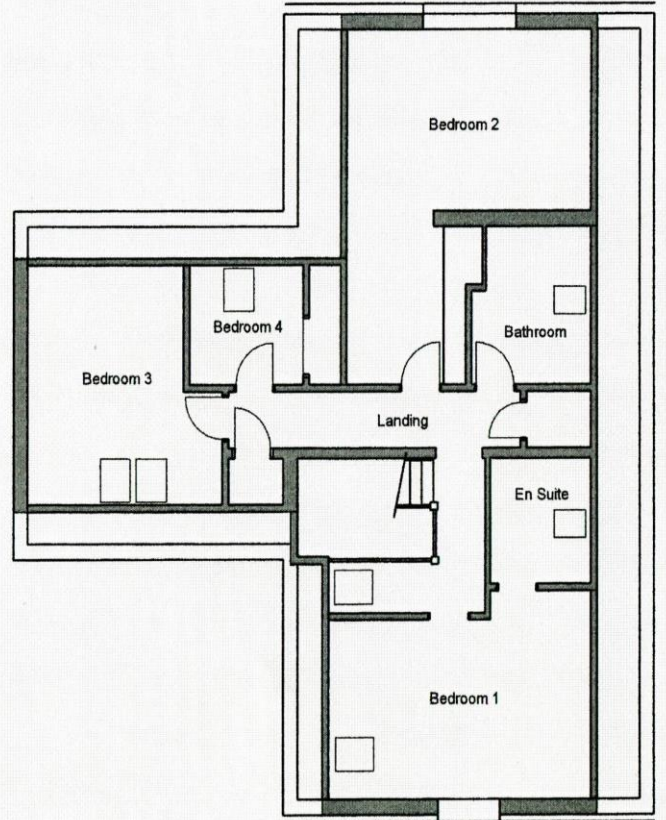








Ground Floor



First Floor