



PRIORITY
PROPERTY SERVICES



4 Bedrooms. Beautifully Presented Detached Family Home With En-Suite To Master Bedroom. Large Dining Kitchen. uPVC Double Glazed Conservatory. Picturesque Views Over Private Woodland/Gardens To The Rear. Integral Garage.



39 Denbigh Close Knypersley Biddulph ST8 7AY

£285,000

RECEPTION HALL

Open spindle staircase allowing access to the first floor. Panel radiator. Low level power point. uPVC double glazed window and door to the front elevation. Coving to the ceiling with centre ceiling light point. Doors to principal rooms.

GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with hot and cold taps and tiled splash back. Extractor fan. Ceiling light point.

BAY FRONTED LOUNGE 18' 10" maximum into the bay x 10' 6" (5.74m x 3.20m)

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television point. Panel radiator. Coving to the ceiling with wall light points. Attractive walk-in bay with uPVC double glazed windows to the front and side elevations allowing pleasant views of the cul-de-sac. Door to the entrance hall. Single glazed bevelled edged double opening French doors allowing access and views into the dining kitchen.

LONG DINING KITCHEN**Kitchen Area** 16' 2" maximum and into units x 7' 10" (4.92m x 2.39m)

Excellent selection of quality fitted eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs, various power points and downlighting over the work surfaces. Ample space for slide-in gas or electric cooker. One and half bowl sink unit with chrome coloured mixer tap. Good selection of drawer and cupboard space. Built in wine rack into the base unit. Built in (Bosch) dishwasher. Built in fridge into the base unit. Ample space for free-standing fridge or freezer (if required). Attractive slate flooring to the kitchen area. Plumbing and space for washing machine. Door allowing access to the integral garage. uPVC double glazed window to the rear allowing fantastic views of the beautiful landscaped garden. Single glazed bespoke, part glazed door allowing access and views into the large conservatory at the rear. Brick and timber archway leading into the dining area.

Dining Area 10' 2" x 8' 0" (3.10m x 2.44m)

Carpeted. Panel radiator. Low level power point. Double glazed sliding patio window and door allowing access and views into the large conservatory/family room at the rear. Bespoke double opening, bevelled edge glazed French doors allowing access and views into the lounge. Timber archway leading into the kitchen area. Coving to the ceiling with centre ceiling light point.

LARGE CONSERVATORY/FAMILY ROOM 14' 2" x 13' 0" (4.31m x 3.96m)

Brick base and pitched roof construction with high wall to one side. uPVC double glazed windows to both the side and rear elevations allowing fantastic views of the garden. Quality slate flooring. Various low level power points. Television socket. Wall mounted gas (Baxi) heater. uPVC

double glazed, double opening French doors allowing access out to the side garden.

FIRST FLOOR - LANDING

Low level power point. Panel radiator. Loft access point. Coving to the ceiling with ceiling light point. Doors to principal rooms.

MASTER BEDROOM 12' 10" minimum measurement to wardrobe door fronts x 10' 8" (3.91m x 3.25m)

Selection of quality fitted built in wardrobes with various double opening doors, side hanging rails and storage shelving. Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. uPVC double glazed window to the front allowing pleasant views of the cul-de-sac and fantastic views up towards Mow Cop on the horizon. Further door to the en-suite.

EN-SUITE

Low level w.c. Pedestal wash hand basin with hot and cold taps. Tiled shower cubicle with glazed door and wall mounted mixer shower. Tiled walls and floor. Panel radiator. Cupboard housing a modern cylinder. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the front.

BEDROOM TWO 10' 10" x 9' 10" minimum measurement (3.30m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Entrance recess area. uPVC double glazed window allowing pleasant views over towards Knypersley Hall Grounds and the pool.

BEDROOM THREE 10' 6" minimum measurement to wardrobe fronts x 9' 2" (3.20m x 2.79m)

Panel radiator. Low level power points. Built in wardrobes with various double opening doors, side hanging rails and built in storage shelving. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views of the cul-de-sac and views up towards Mow Cop on the horizon.

BEDROOM FOUR 9' 4" x 6' 8" minimum measurement to wardrobe door fronts (2.84m x 2.03m)

Built in quality wardrobes with double opening doors, built in side hanging rails and storage shelving above. Panel radiator. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing excellent views over towards the Knypersley Hall Lake

FAMILY BATHROOM 6' 10" x 6' 6" (2.08m x 1.98m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Panel bath with a mixer tap and shower attachment. Exposed timber flooring. Quality tiled walls. Shaving point. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the rear.

INTEGRAL GARAGE 16' 6" x 9' 2" at its widest point, both measurements are approximate (5.03m x 2.79m)

Electrically operated roller shutter door. Power and light. Wall mounted (Baxi) gas central heating boiler. Further door allowing access into the kitchen.

DIRECTIONS

Head South along the Biddulph By Pass towards Knypersley Traffic Lights. Continue through the lights and turn 2nd left onto Conway Road. Turn first right onto Harlech Drive and then left onto Denbigh Close, to where the property can be located via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.







Energy Performance Certificate

39, Denbigh Close, Knypersley, STOKE-ON-TRENT, ST8 7AY
 Dwelling type: Detached house Reference number: 0069-2850-7237-8591-3335
 Date of assessment: 10 July 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 July 2019 Total floor area: 101 m²

Use this document to:
 • 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

Estimated energy costs of dwelling for 3 years:	£ 2,760
Over 3 years you could save	£ 435

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 231 over 3 years	You could save £ 435 over 3 years
Heating	£ 2,001 over 3 years	£ 1,842 over 3 years	
Hot Water	£ 405 over 3 years	£ 252 over 3 years	
Totals	£ 2,760	£ 2,325	

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

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.

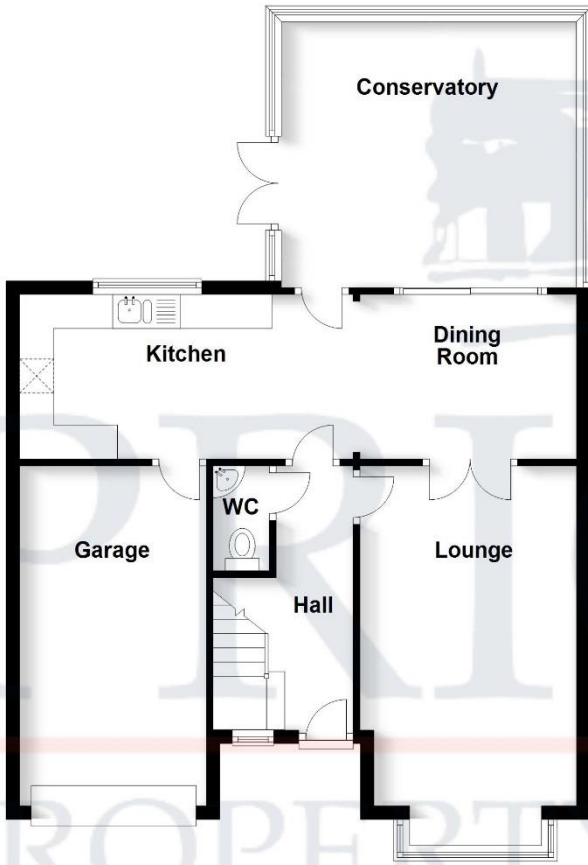
Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	88	92	F
(81-91) B			E
(69-80) C			D
(55-68) D			C
(45-54) E			B
(31-44) F			A
(1-30) G			

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

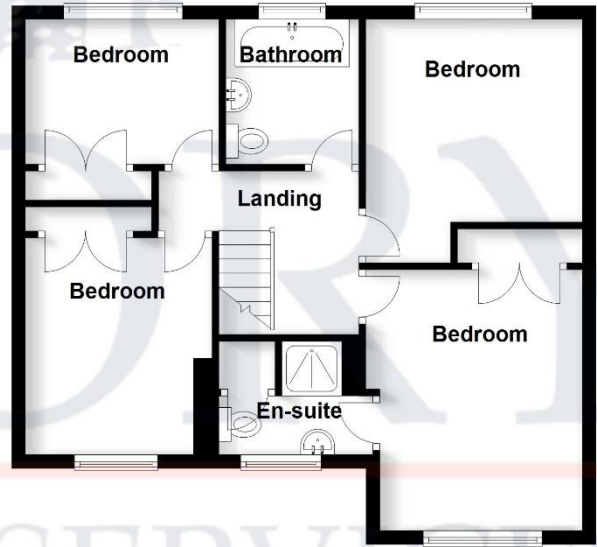
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 90
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 93
3 Low energy lighting for all fixed outlets	£35	£ 108

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.samp.energyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor
Approx. 829.4 sq. feet



First Floor
Approx. 601.9 sq. feet



Total area: approx. 1431.3 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.