



**3 Double Bedrooms. Stunning, Extended Detached Family Home. Large 'L' Shaped Modern Fitted Dining Kitchen. & Separate Dining Room. Utility. Spacious Lounge. 2 En-Suites - Master Bedroom Boasting Brand New Bespoke En-Suite.**



**ENTRANCE HALL**

Quality 'timber effect' laminate flooring. Panel radiator. Stairs allowing access to the first floor. Coving to the ceiling with center ceiling light point. uPVC double glazed door towards the front elevation.

**BAY FRONTED LOUNGE** 16' 0" maximum into the bay x 10' 8" maximum (4.87m x 3.25m)

Television and telephone points. Two panel radiators. Low level power points. Door allowing access to the entrance hall. Double opening doors allowing access and views into the dining room. Coving to the ceiling with ceiling light point. Attractive walk-in bay with uPVC double glazed window towards the front elevation.

**DINING ROOM** 8' 10" x 8' 10" (2.69m x 2.69m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Double opening doors allowing access into the lounge. Further door into the dining kitchen. uPVC double glazed sliding patio window and door allowing easy access and views of the rear landscaped garden.

**'L' SHAPED DINING KITCHEN** 16' 10" x 13' 4", narrowing to 7' 10" (5.13m x 4.06m)

Excellent selection of quality fitted eye and base level units, base units having extensive work surfaces above with tiled splash backs, various power points and down lighting over the work surfaces. Built in (Diplomat) electric modern hob with extractor fan/light above. Built in (Bosch) double electric oven. Built in (Bosch) dishwasher. Built in fridge and freezer. Excellent selection of drawer and cupboard space. Attractive tiled flooring. One and half bowl sink unit with drainer and mixer tap, with inset lights above. Panel radiator. Door allowing access to a walk-in under stairs store cupboard with light. Quality LED inset ceiling lights. Door allowing access to the utility. uPVC double glazed window allowing pleasant views of the garden. Quality double glazed door allowing access out towards the rear.

**UTILITY ROOM** 7' 10" x 5' 6" (2.39m x 1.68m)

Built in base units with 'timber effect' work surface above and cupboard space below. Plumbing and space for an automatic washing machine. Space and vent for dryer. Attractive tiled walls and floor. Power points. Inset LED ceiling lights. uPVC double glazed window to the front. Further door allowing access into the attached garage.

**GARAGE** 21' 10" x 8' 10" (6.65m x 2.69m)

Electrically operated up-and-over door towards the front elevation. Power and light. Wall mounted (Baxi) modern gas combination central heating boiler. uPVC double glazed window and double glazed door allowing easy pedestrian access to the rear garden.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. Low level power points. Ceiling light point. Stairs allowing access to the ground floor. Doors to principal rooms. Door allowing access to the airing cupboard with slatted shelves.

**MASTER BEDROOM ('L' SHAPED)** 19' 10" maximum into the entrance recess x 10' 8" maximum (6.04m x 3.25m)

Two panel radiators. Various low level power points. Recess (ideal for dressing table or wardrobes). Television point. Inset ceiling lights. Two uPVC triple glazed windows. Modern oak style door allowing access into the en-suite bathroom.

**EN-SUITE SHOWER/W.C.** 9' 8" x 8' 6" maximum (2.94m x 2.59m)

Recently modernised 'bespoke' (Villeroy & Boch) suite comprising of a wall hung w.c. with concealed cistern. Large 'white' modern sink unit set above an attractive gloss effect, wall mounted vanity unit with (Hansgrohe) chrome colored tap with cupboard and drawer space below. Wall mounted (Villeroy & Boch) quality modern mirror above. Two modern wall mounted (Zehnder) radiators, one towel rail and one ladder style. Quality 'high polished' tiled floor. Inset ceiling lights with extraction. Large double shower cubicle with tiled walls, quality (Aqualisa) glazed shower screen and wall mounted (Hansgrohe) rain mixer shower. Attractive (Mosaic) feature wall. uPVC triple glazed windows to both the side and front elevations.

**BEDROOM TWO** 14' 8" x 10' 10" (4.47m x 3.30m)

Quality 'timber effect' laminate flooring. Vaulted ceiling. Panel radiator. Center ceiling light point. Low level power points. Door allowing access to the en-suite shower room. Feature round topped uPVC acoustic glass glazed arched window towards the front elevation.

**EN-SUITE**

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps. Fitted mirror above. Shower cubicle with tiled walls, (Aqualisa) wall mounted mixer shower and glazed door. Attractive tiled walls and floor. Chrome colored panel radiator. Extractor. Ceiling lights. uPVC double glazed frosted window to the rear.

**BEDROOM THREE** 9' 8" x 8' 4" minimum measurement excluding the wardrobe recess (2.94m x 2.54m)

Quality 'timber effect' laminate flooring. Recess (ideal for wardrobes). Built in wardrobe with side hanging rail (above the stairs). Center ceiling light point. Panel radiator. uPVC double glazed window allowing pleasant views of the street at the front.

**FAMILY BATHROOM** 6' 6" x 5' 5" (1.98m x 1.65m)

Three piece 'white' suite comprising of a low level w.c. Pedestal wash hand basin with chrome colored hot and cold taps. Fitted cabinet/mirror above. Panel bath with chrome colored hot and cold taps. Tiled floor and walls. Chrome colored towel radiator. uPVC double glazed frosted window towards the rear elevation.

**EXTERNALLY**

The property is approached via a well maintained block paved driveway allowing ample off road parking and easy vehicle access to the garage. Small lawned garden with established shrubs.

**REAR ELEVATION**

The rear has a good size flagged patio area. Easy access to the rear of the garage and dining kitchen. Rear garden is mainly laid to lawn with a selection of well stocked flower and



shrub borders. Flagged pathway leads towards the head of the garden where there is a slightly raised patio area with granite flags. External power sockets. Timber fencing forms the boundaries. Security lighting.

#### SIDE ELEVATION

One side has a further flagged patio area with hard standing for timber shed (Nb. vendor informs us that the shed is to be included in the sale). The other side has a small lawned area with step stones leading to a further flagged patio area surrounded by brick walling and timber fencing. Power socket.

#### DIRECTIONS

#### VIEWING

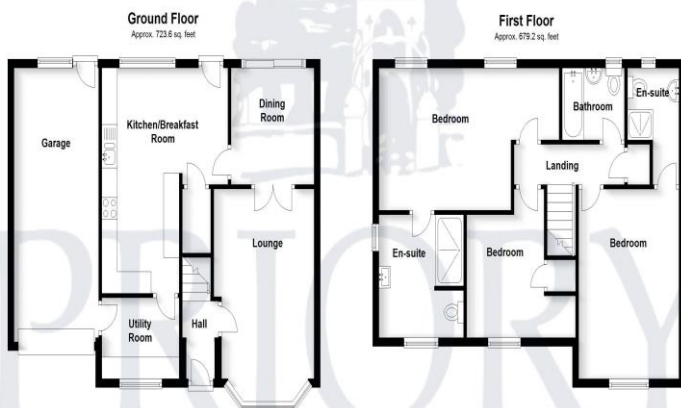
Is strictly by appointment via the selling agent.

#### PLEASE NOTE:

This property is leasehold. Remainder of a 999 year lease. Vendor pays £60 per annum. Please confirm all charges with your legal representative prior to exchange of contracts.







Total area: approx. 1402.8 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 PlanItUp.

### Energy Performance Certificate

HM Government

50, St. Davids Way, Knypersley, STOKE-ON-TRENT, ST8 7XA

Dwelling type: Detached house  
Date of assessment: 01 December 2017  
Date of certificate: 03 December 2017  
Reference number: 9559-2859-7229-9303-3495  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 112 m<sup>2</sup>

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

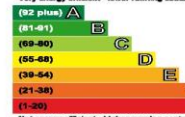
Estimated energy costs of dwelling for 3 years: £ 2,478  
Over 3 years you could save £ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	
Heating	£ 1,905 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 327 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,478</b>	<b>£ 2,376</b>	<b>You could save £ 102 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



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	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 105	Yes
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.