



PRIORY
PROPERTY SERVICES



4 Bedrooms. Priory Property Services Has The Pleasure Of Bringing To The Market This Stunning Detached Family Home. This Property Is Situated Within A Quiet Residential Cul-De-Sac Close To Popular Schools & Amenities.



15 St Davids Way Knypersley Biddulph ST8 7XA

£280,000

ENTRANCE PORCH

Upvc double glazed door with uPVC double glazed side panel windows to the side and above. Quality timber effect laminate floor. Ceiling light point. Single glazed feature door allowing access into the entrance hall.

ENTRANCE HALL

Panel radiator with thermostatic control. Low level power point. Open spindle staircase allowing access to the first floor. Inset ceiling lights. Doors to principal rooms.

GROUND FLOOR CLOAKROOM/W.C.

Modern suite comprising of a low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap, tiled splash back and fitted mirror above. Chrome coloured towel radiator. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

STUDY 7' 2" x 5' 5" (2.18m x 1.65m)

Panel radiator. Telephone point. Low level power points. Ceiling light point. uPVC double glazed window to the front.

LOUNGE 16' 0" x 11' 6" (4.87m x 3.50m)

'Living Flame' gas fire set in an attractive surround with marble effect inset and hearth. Television point. Two panel radiators. Various low level power points. Centre ceiling light point. uPVC double glazed windows to both the side and front elevations. Large archway leading into the dining room.

DINING ROOM (Off The Lounge) 9' 10" x 9' 2" (2.99m x 2.79m)

Quality 'timber effect' laminate flooring. Panel radiator. Low level power points. Large archway leading into the lounge. Further door allowing access to the kitchen. Centre ceiling light point. uPVC double glazed, double opening 'French doors' allowing access and views into the conservatory at the rear.

'L' SHAPED DINING KITCHEN 14' 8" maximum into the entrance recess area, expanding out to 10' 10" at its widest point (4.47m x 3.30m)

Excellent selection of new modern fitted 'high gloss' eye and base level units, base units having extensive modern 'timber effect' work surfaces above with attractive tiled splash backs. Various power points and down lighting over the work surfaces. Stainless steel effect round bowl sink unit with drainer and (Grohe) mixer tap. Built in (Indesit) four ring gas hob with attractive 'high gloss' splash back. Stainless steel effect circulator fan/light above. Built in (NEFF) double electric oven at eye level. Excellent selection of drawer and cupboard space. Built in (NEFF) dishwasher. Quality 'Karndean' timber effect floor. Large recess for 'American Style' fridge freezer. Inset 'LED' ceiling light points. Panel radiator. High level television point with high level power socket. Door allowing access into the entrance hall. Further door to the dining room. Door to the utility room. uPVC double glazed window allowing pleasant views to the rear garden. Extractor fan.

UTILITY ROOM 5' 6" x 5' 2" both measurements are approximate and into the units (1.68m x 1.57m)

Selection of quality fitted eye and base level units matching the kitchen with 'high gloss' fronts and quality 'timber effect' modern work surfaces. Tiled splash backs. Power point over the work surface. Stainless steel round bowl sink unit with matching drainer and (Grohe) tap. Plumbing and space for washing machine. Quality (Karndean) timber effect flooring. Panel radiator. LED light points. Eye unit houses the wall mounted (Potterton) gas central heating boiler.

FIRST FLOOR - LANDING

Open spindle staircase to the ground floor. Low level power point. Loft access point. Doors to principal rooms.

'L' SHAPED MASTER BEDROOM 15' 10" maximum into the entrance recess area x 11' 8" maximum into wardrobes (4.82m x 3.55m)

Small entrance recess area. Quality selection of fitted wardrobes with over head bed storage. Matching side cabinets. Large dressing table with drawer set. Panel radiator. Low level power points. Television point. Door allowing access to the en-suite. Door to the over-stairs store cupboard. uPVC double glazed window allowing pleasant views of the front garden and cul-de-sac.

EN-SUITE

Recently modernised suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Shower cubicle with glazed door and wall mounted chrome coloured mixer shower. Quality tiled walls. Tiled floor. Chrome coloured panel radiator. Inset ceiling lights. uPVC double glazed frosted window to the side. Under floor heating.

BEDROOM TWO 12' 6" x 9' 2" (3.81m x 2.79m)

Quality built in wardrobes with double opening doors and side hanging rails. Cylinder cupboard with slatted shelves. Low level power points. Panel radiator with thermostatic control. Centre ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM THREE 9' 6" x 8' 0" (2.89m x 2.44m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the rear garden and partial views up towards 'Biddulph Moor' on the horizon.

BEDROOM FOUR 9' 5" x 8' 2" (2.87m x 2.49m)

Quality fitted bedroom furniture with built in wardrobe having double side hanging rail. Over-head storage cabinets with shelving below and inset lighting above the dressing table. Panel radiator. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden and views up towards 'Biddulph Moor' on the horizon.

FAMILY BATHROOM 7' 6" x 6' 2" (2.28m x 1.88m)

Recently modernised suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Fitted mirror with inset lighting above. 'P' shaped bath with chrome coloured mixer tap, shower attachment and curved shower screen. Quality tiled walls. Attractive quality tiled floor. Chrome coloured towel radiator. Inset ceiling lights. uPVC double glazed frosted window to the rear.

CONSERVATORY

Brick base and pitched roof construction. Quality 'timber effect' laminate flooring. Low level power points. uPVC double glazed, double opening 'French doors' allowing access into the dining room. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the garden and patio. uPVC double glazed door allowing access onto the rear.

INTEGRAL DETACHED DOUBLE GARAGE

Brick built and pitched roof construction. Two up-and-over doors towards the front elevation. Ceiling lights. Work surface. Ample space for a dryer or additional fridge freezer underneath. Loft access. Door towards the rear elevation. Painted floor. Various power points. Door to a useful storage cupboard. Wall mounted electric heater. Feature inset lighting into the eaves at the front and rear of the garage.

EXTERNALLY

The property is approached via a wide, double tarmac driveway allowing ample off road parking and easy vehicle access to the detached double garage. Front garden is mainly laid to lawn with attractive block paved meandering pathway allowing access to the entrance. Reception lighting in front of the garage. Further 'Indian Stone' flagged pathway allowing gated access to the rear.

REAR ELEVATION

The rear has an extensive 'Indian Stone' flagged patio that extends and meanders out towards the side of the property allowing easy pedestrian access to the rear of the garage.

'Indian Stone' patio meanders all the way around the conservatory to the other side of the property where there is further storage area/hard standing for timber shed (if required). Gated access to the front. Rear patio is surrounded by a low level brick wall with inset lighting. Garden is mainly laid to lawn with timber fencing and established hedgerows adding to the high degree of privacy to the rear. Outside water tap.

DIRECTIONS

Head South along the 'Biddulph By Pass' towards 'Knypersley traffic lights'. Turn left at the traffic lights onto 'Park Lane' and continue up to the mini roundabout, turning left onto 'St David's Way', continue down for a short distance, turning left into the cul-de-sac where the property can be identified via our 'Priory Property Services Board'.

VIEWING

Is strictly by appointment via the selling agent.







Energy Performance Certificate

HM Government

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

Dwelling type: Detached house Reference number: 0138-2031-6238-6538-9944
 Date of assessment: 07 August 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 August 2018 Total floor area: 108 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:	£ 2,763
Over 3 years you could save	£ 270

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 222 over 3 years	<div style="background-color: #27ae60; color: white; padding: 5px; display: inline-block;"> You could save £ 270 over 3 years </div>
Heating	£ 1,958 over 3 years	£ 2,010 over 3 years	
Hot Water	£ 432 over 3 years	£ 261 over 3 years	
Totals	£ 2,753	£ 2,493	

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

(92-100) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
68	81

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 69).

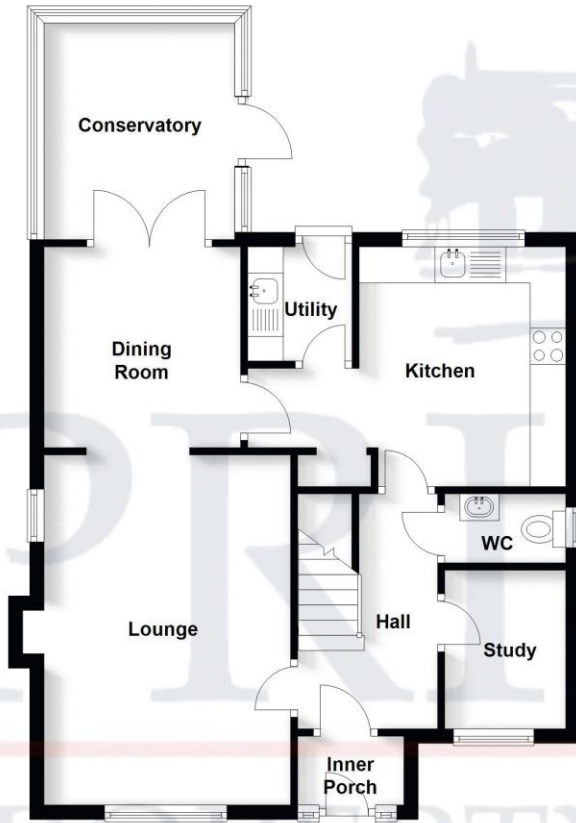
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£90	£ 120
2 Solar water heating	£4,000 - £6,000	£ 150
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

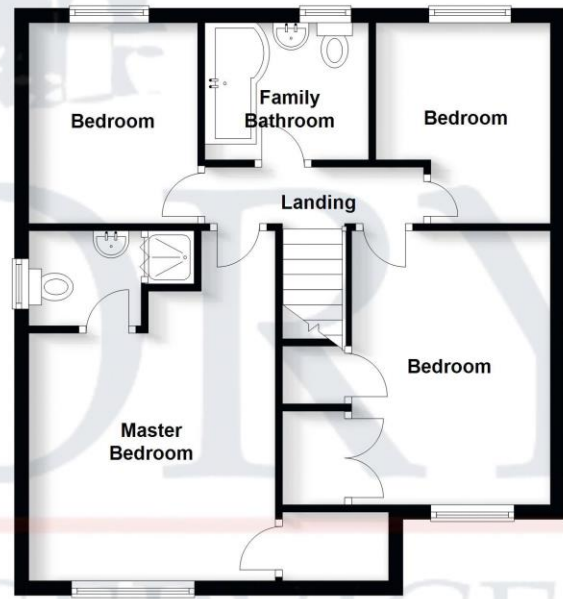
Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 116.8 sq. metres (1257.3 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.