



FOLLOW  **LLS** 25 St. Dominics Place, Hartshill, Stoke-On-Trent, ST4 7BQ
£330,000

- Four Bedroom Detached House
- Deceptively Spacious Accommodation
- Off Road Parking and Garage
- Private Rear Garden with Covered Pergola
- En-suite to Master Bedroom
- Small Development Built in 2019
- No Upward Chain

This four-bedroom detached family home forms part of a small development which was built in 2019 being conveniently located between Newcastle under Lyme and Stoke on Trent. The house provides deceptively spacious accommodation with a large dining kitchen measuring six metres in length as well as four well proportioned bedrooms all having built in wardrobes and the master also benefiting from an en-suite shower room. The rear garden enjoys a good degree of privacy and features a large, covered pergola adjoining the house creating an ideal space for outside entertaining.

The house is entered via a reception hall with useful storage cupboard beneath the staircase as well as a large walk in cloaks cupboard which is very useful for coats, shoes and pushchairs etc. The reception hall also gives access to the W.C and the main sitting room having bay window to front elevation along with telephone and TV connection points. The large dining kitchen extends the full width of the rear of the house providing a spacious open plan family kitchen space and featuring an extensive range of fitted wall and base units with integrated Bosch appliances including double oven and grill, five ring gas hob with extractor hood above, integrated dishwasher and fridge freezer. There is also an integrated Candy washing machine. The worktops form a U shape with a peninsula unit providing breakfast bar. There is ample space for a table and chairs with glazing double doors leading out to the rear garden.





To the first floor the central landing provides loft access with airing cupboard housing hot water cylinder. The four bedrooms are well proportioned and all benefit from built in wardrobes. The master also has an en-suite shower room which is fully tiled. Bedrooms two, three and four are serviced by the main family bathroom with suite comprising panel bath, wash basin and W.C.

Outside to the side of the house is a tarmac driveway providing off road parking and leading to the garage (6.32M X 2.88M) having up and over doors with power/light and access door to the side into the rear garden. At the front of the house is a small lawned area with flagged pathway and access to the side of the house. The rear garden is mainly laid to lawn with a raised bed across the rear and is surrounded by timber panel fencing. There is a large patio area adjoining the house with a covered timber pergola creating an excellent outdoor entertaining space.

Newcastle, Hartshill and Stoke are all within a mile of the property meaning there is excellent provision of local amenities. Road and rail links are excellent via the A500 and M6 as well as Stoke railway station which is located approximately 1 mile away.

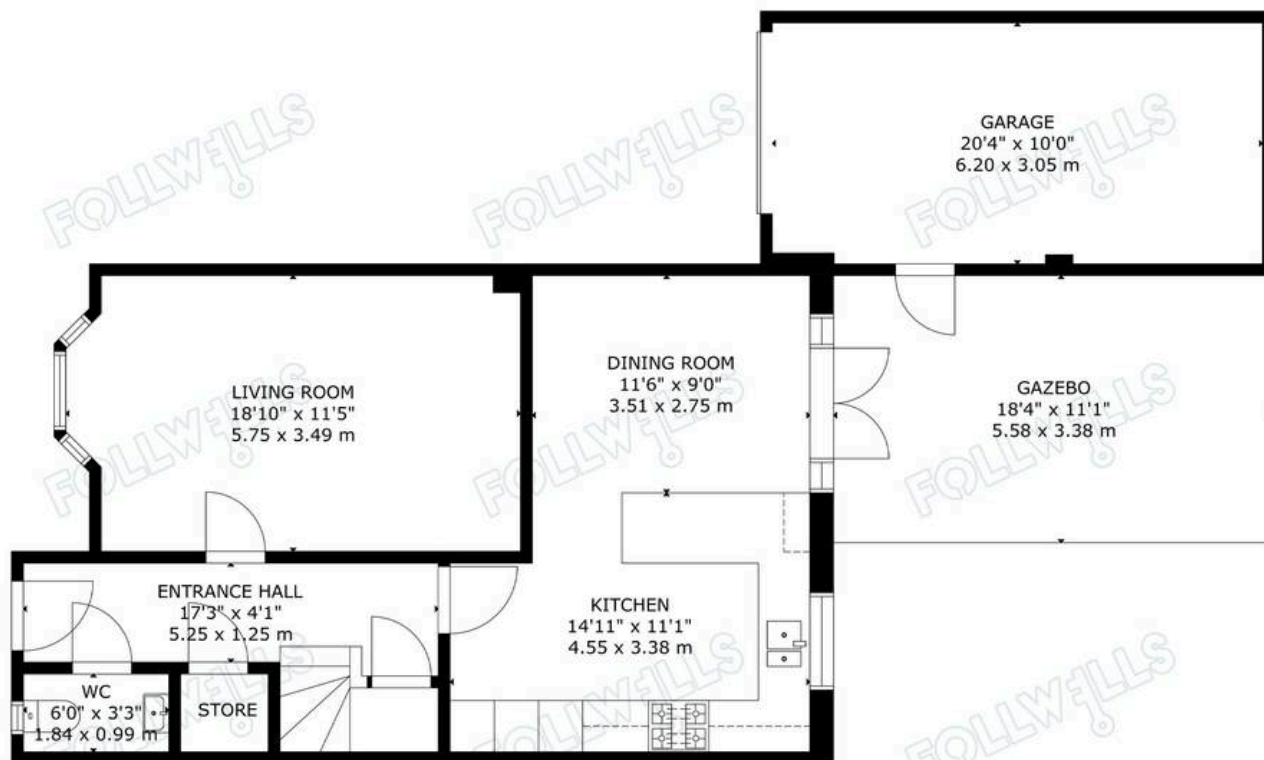
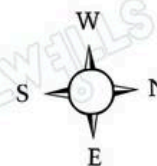
Please note: St Dominics Place is a private road. We are advised that there will be a Residents Management Company set up. Contribution costs towards the road are anticipated to be £100-£150 per year.

Council Tax band: C

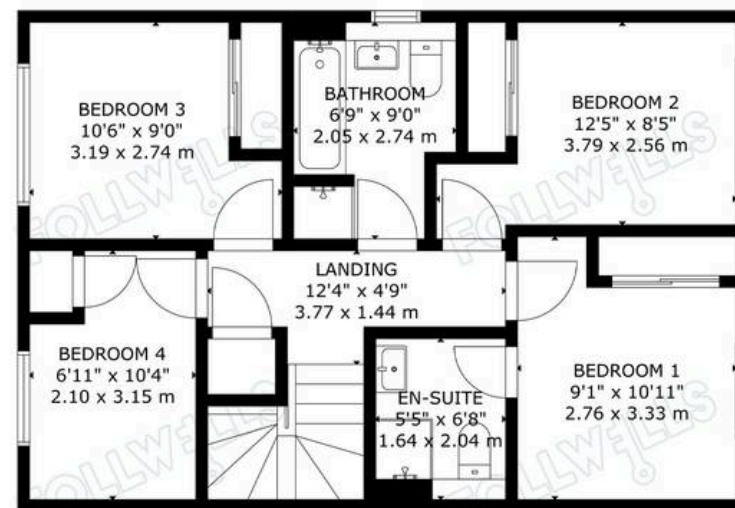
Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR



FIRST FLOOR