



114 BASFORD PARK ROAD, BASFORD, ST5 0PH

£575,000

Stephenson Browne are proud to present this magnificent and highly individual five bedroom dormer detached bungalow. Finished to an impeccable standard throughout, with high specification fixtures and fixtures and supremely well configured accommodation; perfect for the discerning buyer.

Accommodation comprises of lounge, stunning open-plan kitchen/dining/family room, perfect for entertaining guests or enjoying quality time with family.

With traditional Oak King Truss beam feature to ceiling, high specification, bespoke fitted kitchen, multi fuel log burner with feature log store and French doors leading out onto the garden seating/dining area, this room really is a real statement and the hub of this fabulous home!

Luxury four-piece bathroom, master bedroom, with walk in wardrobe/dressing room and ensuite.

Two further bedrooms to the ground floor, staircase with LED feature lighting leading to the first floor of which boasts two further bedrooms and a large landing/snug area perfect for relaxing, and reading a good book!

The first floor also provides fantastic storage cupboard space in all eaves.

This residence benefits from full coverage security & alarm system.

Situated on a substantial plot, externally, this property offers a generous driveway providing parking for multiple vehicles, impressive, private and fully enclosed gardens with beautiful established shrubs, borders and water feature & external lights, complete with an outdoor garden room where you can unwind and enjoy the tranquillity of the surrounding and even enjoy the bar area!

Additionally this property boasts further outdoor buildings including a gym/office room, separate toilet and a garage room that could serve as an ideal annex providing versatility and extra space for various needs.

If you are looking for a unique property that combines style, comfort, and functionality, this dormer detached bungalow on Basford Park Road really is the perfect choice!

NO ONWARD CHAIN!



Ground Floor

Entrance Hall

Spacious entrance hallway with access to all principle rooms and under floor heating.

Lounge

15'10" x 12'0"

Bay Window with plantation shutters, media wall, engineered oak flooring with underfloor heating

Kitchen/Dining/Living Room

27'11" x 15'6"

Vast range of units and pull out larders, central island with Corian worktops & moulded sink. Underwork top LED lighting, Four induction hob & gas burner, double electric oven, integrated dishwasher & wine cooler. Oak beam feature ceiling, multi fuel log burner & log store, underfloor heating, fitted speakers & French doors leading to garden.

Utility

8'0" x 7'4"

Range of fitted wall and base units, space for washer/dryer and additional fridge, loft space above, combi boiler and exterior door leading to garden area.

Bathroom

11'2" x 8'7"

Luxury four piece bathroom suite, comprising of walk in shower with rainfall shower head, jacuzzi bath, feature stone hand basin and wall lighting, multi shaving socket, fully tiled throughout with underfloor heating.

Master Bedroom

15'10" x 12'0"

Bay window with plantation shutters, built in shelving units, feature fireplace, engineered oak flooring with underfloor heating

Walk In Wardrobe

Walk in wardrobe/dressing room with LED vanity mirror.

Ensuite

7'10" x 4'11"

Walk in shower with rainfall head, electric heated towel rail, LED Vanity mirror.

Bedroom Two

19'11" x 12'0"

Bay Window with plantation shutters, fitted kingside bed with feature underbed lighting, fitted media wall unit with feature lighting. Integral storage cupboard.

Bedroom Five

9'3" x 8'0"

Electric underfloor heating

First Floor

Stairs leading to first floor with LED Featured lighting.

Landing

Landing/Snug Area with eave storage cupboard throughout the first floor and engineered oak flooring

Bedroom Three

22'0" x 12'11"

Velux Windows with blackout blinds, featured LED lighting, bespoke fitted wardrobes and dressing table, integral storage cupboards.

Bedroom Four

16'4" x 7'3"

Velux windows with blackout blinds, fitted desk ideal for study/office space.

Garage

19'8" x 11'7"

Featuring electric up and over door, electrical heating, fully alarmed and lighting. Handy fold down loft ladder enabling easy overhead storage.

Garage Utility/Workshop/Storage Room

9'2" x 7'9"

Range of wall and base units with work tops over, providing ample storage with extra storage cupboard room.

Gym

9'4" x 7'11"

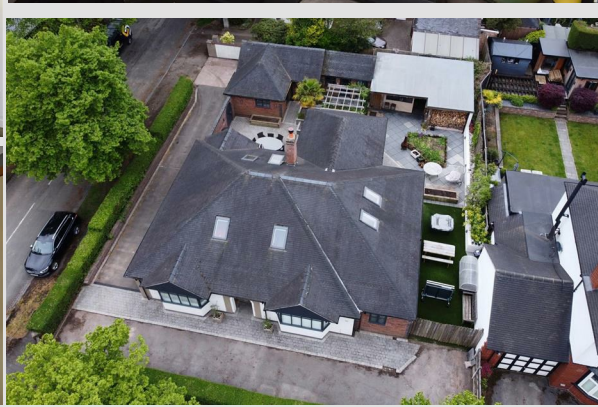
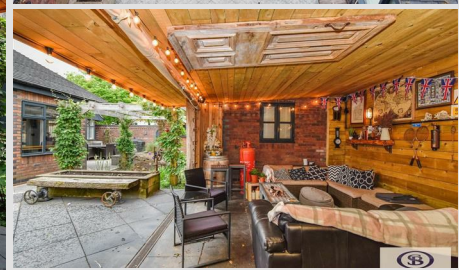
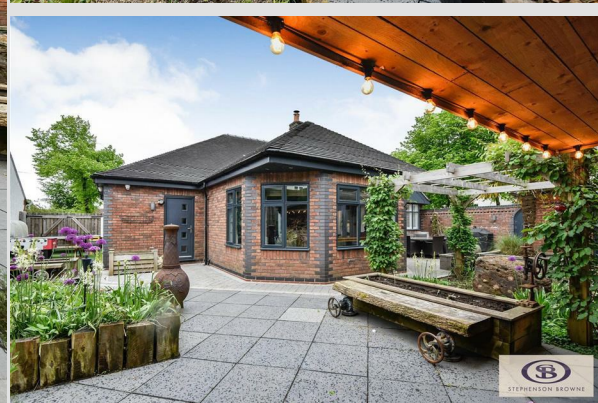
Outdoor Gym/Office Space with underfloor heating and loft space above.



- Phenomenal Bespoke Dormer Detached Residence
- Impressive Attention to Detail and Supreme Presentation Throughout
- Five Generous Bedrooms
- Ultra High Specification Open Plan Dining/Kitchen/Family Room
- Separate Lounge & Utility Room
- Executive Four Piece Bathroom and Luxury En-Suite Shower Room
- Underfloor Heating, Large Driveway
- Stunning Private Gardens & Outdoor Buildings Including Garden Entertainment Room & Gym
- Garage Providing Fantastic Potential for Annex
- Fully Coverage Security Cameras & Alarm System





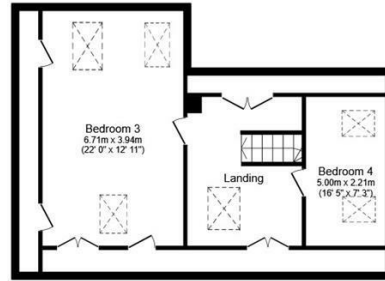


Floor Plan



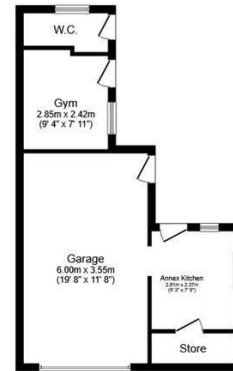
Ground Floor

Floor area 155.7 m² (1,675 sq.ft.) approx



First Floor

Floor area 53.9 m² (580 sq.ft.) approx



Annex

Floor area 40.3 m² (434 sq.ft.) approx

Total floor area 249.9 m² (2,690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		61	68
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
 T: 01782 625734
 E: newcastle@stephensonbrowne.co.uk
 W: www.stephensonbrowne.co.uk