



**114 BASFORD PARK ROAD, BASFORD, NEWCASTLE UNDER  
LYME, ST5 0PH**

**OFFERS IN THE REGION OF £550,000**



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.





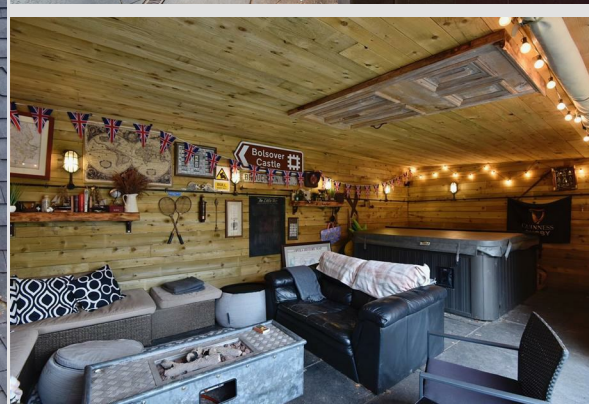
- High Specification Detached Dormer Bungalow Totalling 2,690 squ.ft
- Alarmed Open Plan Family Home
- Impressive Attention to Detail
- Supreme Presentation Throughout
- Dining/Kitchen/Family Room, Utility Room
- Luxury Bathroom & En-Suite Shower Room
- Underfloor Heating, Security Cameras
- Stunning Private Gardens
- Garden Entertainment area & Gym
- Garage Providing Fantastic Potential for Annex





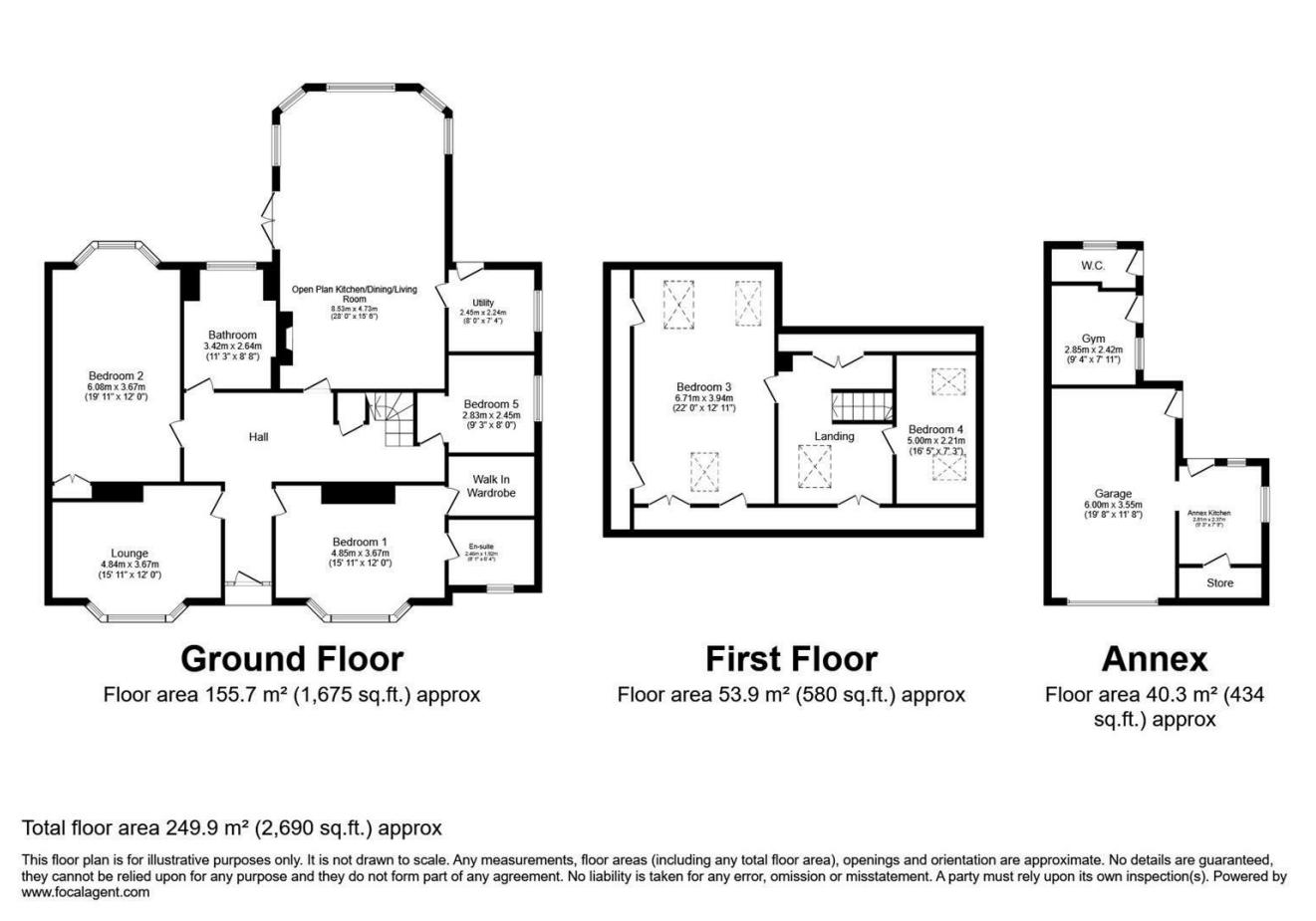








Floor Plan



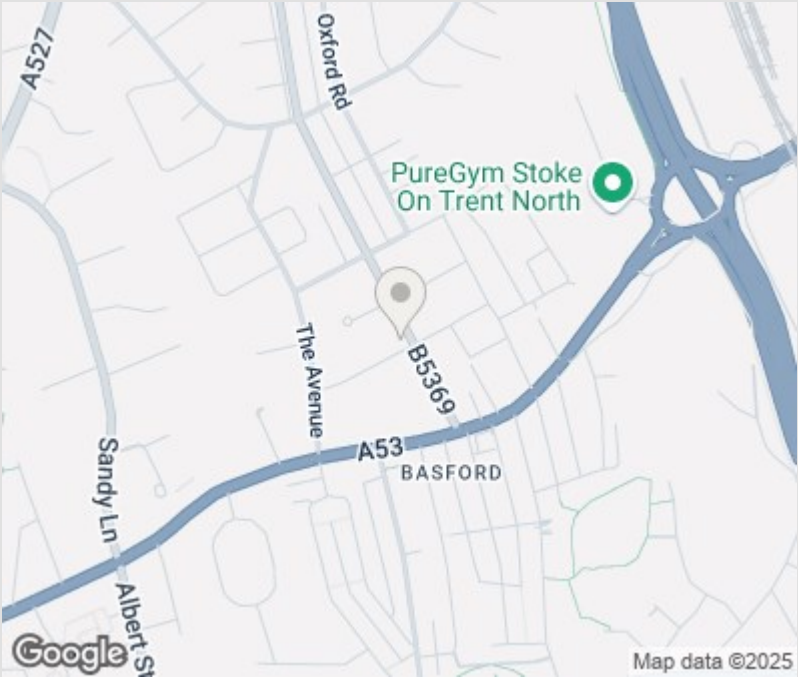
Viewing

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

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

Area Map



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