

£630,000

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The Green, Fulford, ST11 9QS

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# The Green, Fulford, ST11 9QS

OVER 200 YEARS OLD this UNIQUE, TRADITIONAL & CONTEMPORARY DETACHED property occupies a GOOD SIZE PLOT whilst being positioned in a conservation area.

OFFERING VERSATILE & SPACIOUS COSY living which is ideal for multigeneration living, separate living accommodation or a separate working from home space.

Comprising of WELCOMING Entrance Hall, Lounge with TRADITIONAL brick built fireplace housing LOG BURNER, Dining Room with brick built feature fireplace having open fire facility, OPEN PLAN LIVING DINING KITCHEN which really is the hub of the home having a comprehensive range of fitted, soft close, wall, base & drawer units, BREAKFAST BAR, GRANITE work surfaces, INTEGRATED APPLIANCES, & French doors leading out to the rear garden, Inner Hallway, FURTHER RECEPTION ROOM which is currently utilized as a study, WC with white suite, door access to the GARAGE. First floor accommodation comprises of FIVE GOOD SIZED Bedrooms, THREE with EN-SUITES, plus separate Bathroom with white suite. There are TWO SEPARATE STAIRCASES giving access to the first floor, first is accessed via the entrance hall leading to TWO DOUBLE Bedrooms BOTH WITH EN-SUITES (One En-suite benefits from a bath). Second staircase is accessed via the inner hallway leading to THREE GOOD SIZE Bedrooms (with one bedroom benefitting from an EN-SUITE SHOWER ROOM) and the separate BATHROOM. Externally to the front the property is a LARGE gravel driveway providing parking for multiple vehicles which gives access to the DOUBLE INTEGRAL GARAGE benefitting from TWO SWINGING garage doors, power, lighting & plumbing for washing machine. The WRAP AROUND garden is to all THREE SIDES of the property, having pathways, lawns, established trees, plants & shrubs, paved patio area, power & TWO TPO Beech Trees.

The Village of Fulford has a highly regarded Primary School, Pub Restaurant, Village Hall & plenty Countryside Walks. Amenities & Transport Links are within easy access.

**\*\*MUST BE VIEWED TO APPRECIATE EVERYTHING ON OFFER\*\***

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**ENTRANCE HALL**

20'11"(max) x 5'9"(max) (6.39m(max) x 1.76m(max))

**LOUNGE**

15'7"(max) x 15'3"(max) (4.75m(max) x 4.65m(max))

**DINING ROOM**

12'2"(max) x 11'3"(max) (3.71m(max) x 3.43m(max))

**OPEN PLAN LIVING DINING KITCHEN**

28'5"(max) x 10'8"(max) (8.68m(max) x 3.27m(max))

**INNER HALLWAY**

6'1"(max) x 6'0"(max) (1.86m(max) x 1.85m(max))

**STUDY**

10'0"(max) x 8'2"(max) (3.06m(max) x 2.49m(max))

**WC**

6'0"(max) x 3'11"(max) (1.85m(max) x 1.20m(max))

**FIRST FLOOR ACCOMMODATION****FIRST STAIRS & LANDING**

7'7"(max) x 3'0"(max) (2.32m(max) x 0.92m(max))

**MASTER BEDROOM**

13'11"(max) x 12'2"(max) (4.26m(max) x 3.73m(max))

**EN-SUITE BATHROOM**

8'11"(max) x 4'1"(max) (2.72m(max) x 1.25m(max))

**BEDROOM TWO**

13'1"(max) x 11'4"(max) (4.00m(max) x 3.46m(max))

**EN-SUITE SHOWER ROOM**

8'5"(max) x 2'10"(max) (2.58m(max) x 0.87m(max))

**SECOND STAIRS & LANDING**

10'10"(max) x 9'11"(max) (3.31m(max) x 3.03m(max))

**BEDROOM THREE**

11'4"(max) x 11'3"(max) (3.46m(max) x 3.43m(max) )

**EN-SUITE SHOWER ROOM**

8'11"(max) x 4'10"(max) (2.73m(max) x 1.48m(max) )

**BEDROOM FOUR**

12'8"(max) x 9'1"(max) (3.87m(max) x 2.79m(max))

**BEDROOM FIVE**

9'0"(max) x 7'2"(max) (2.76m(max) x 2.19m(max))

**BATHROOM**

8'5"(max) x 5'10"(max) (2.57m(max) x 1.80m(max))

**DOUBLE GARAGE**

17'6"(max) x 16'10"(max) (5.35m(max) x 5.14m(max))

**EXTERIOR**

- **UNIQUE, TRADITIONAL & CONTEMPORARY DETACHED PROPERTY**
  - **IMMACULATELY PRESENTED THROUGHOUT**
    - **IDEAL FOR MULTIGENERATION LIVING**
      - **THREE RECEPTION ROOMS**
      - **OPEN PLAN LIVING DINING KITCHEN**
        - **FIVE GOOD SIZED BEDROOMS**
    - **THREE EN-SUITES & SEPARATE BATHROOM**
    - **DOUBLE INTEGRAL GARAGE & DRIVEWAY**
      - **GAS CENTRAL HEATING**
      - **FULFORD VILLAGE LOCATION**





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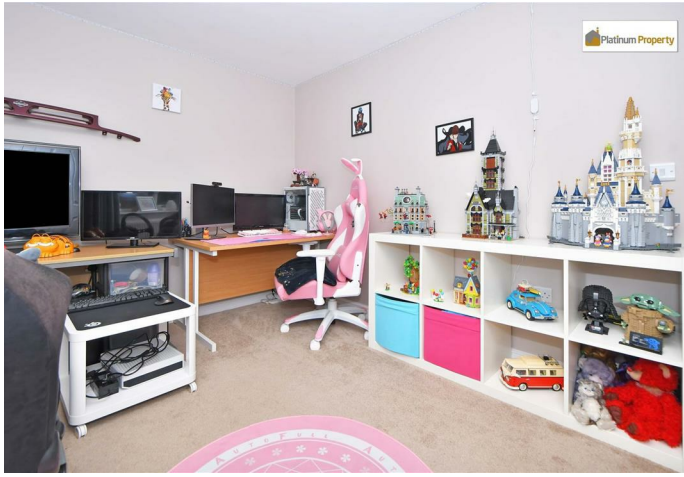
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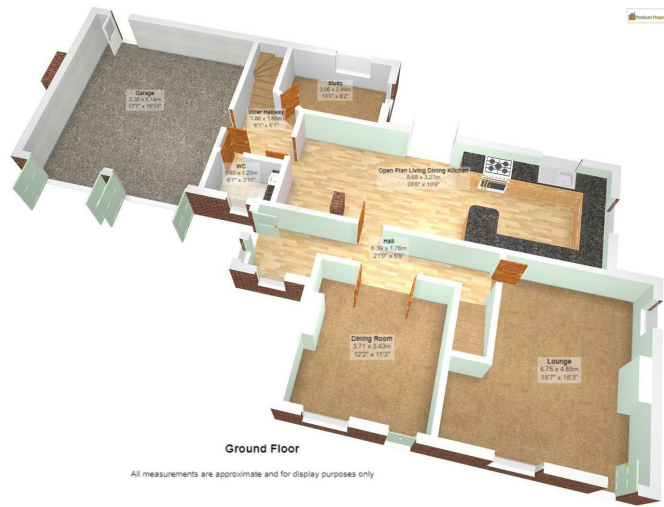




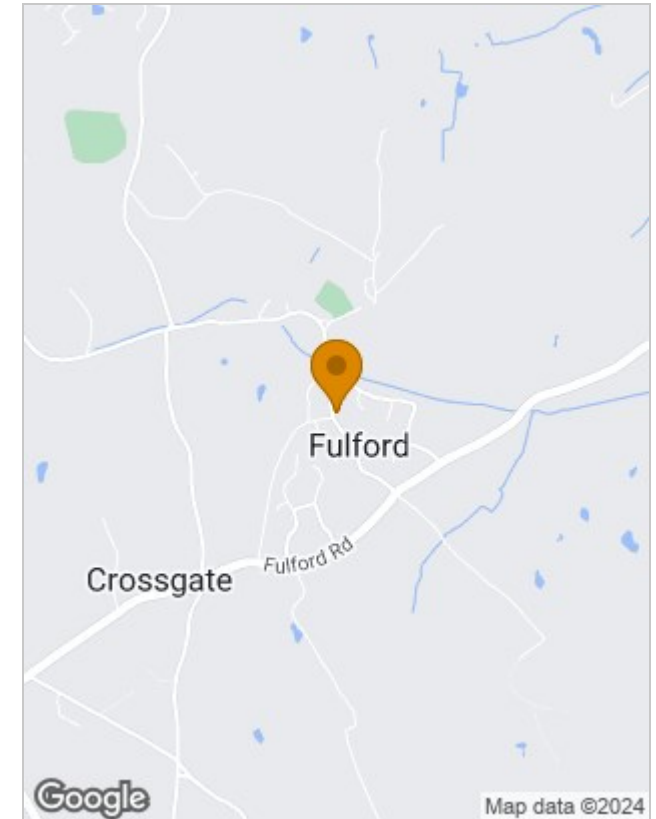
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## Floor Plans



## Location Map

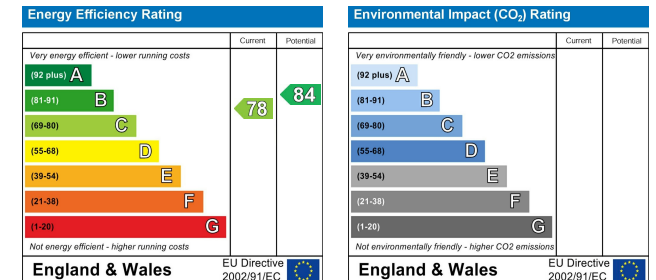


## Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH  
 Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk  
 Website: www.platinumpropertymam.co.uk

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





## **AGENTS NOTES**

### **TENURE**

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

### **SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS**

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

### **FIXTURES & FITTINGS**

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

### **SERVICES**

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

### **OFFER / PURCHASING PROCEDURE**

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

### **FINANCE**

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **REFERRALS**

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

### **SURVEYS**

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

### **VIEWING**

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

### **NOTE TO PURCHASERS**

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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