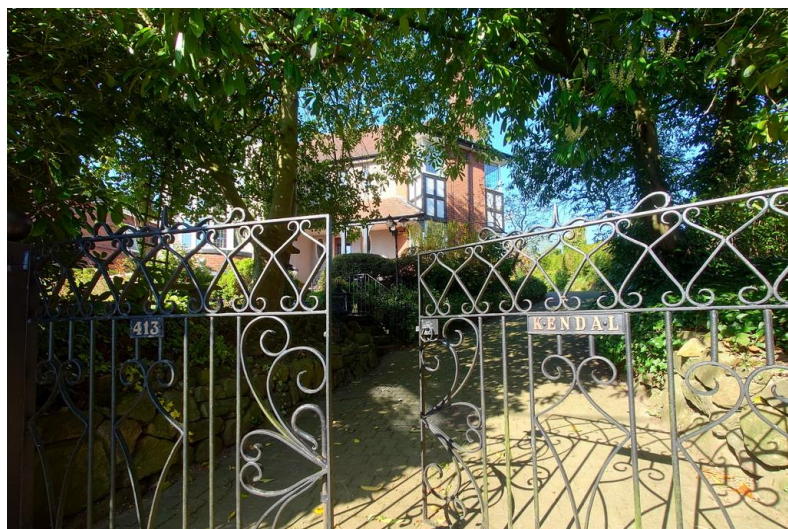




Werrington Road Bucknall, ST2 9AE

- A ONCE IN A LIFETIME OPPORTUNITY
- 1920's DETACHED CHARACTOR PROPERTY
- STUNNING GROUNDS & GARDENS, GATED ENTRANCE
- IMMACULATELY PRESENTED, NO CHAIN
- MASTERCLASS OF ARCHITECTURE
- FOUR BEDROOMS, TWO BATHROOMS
- TWO RECEPTION ROOMS, CONSERVATORY
- TWO GARAGES & WORKSHOP, LARGE DRIVEWAY

**Offers in the Region of
£515,000**





Property Description

INTRO

Shaw's & Company are extremely proud to welcome you to 'Kendal' - A once in a lifetime opportunity, offering an exclusive detached residence of magnificent magnitude. This 1920's FOUR BEDROOM detached character property and grounds will leave you breathless at every step. It is rare to see such a masterclass of architecture, and harkens back to the likes of the finest stately homes or manor houses. Having a gated entrance and being set back from the road, the sweeping driveway leads to the gorgeous private gardens, with adorable summerhouse and two separate garages. The grand entrance hall opens up your wonderful journey into this beautiful home, with two large reception rooms beaming with class, a conservatory, inner hallway, stunning breakfast kitchen, walk-in pantry, utility area and a ground floor shower room. To the first floor is the delightful landing leading into the bedrooms (having stunning outlooks to the gardens and beyond) and gorgeous bathroom. Your dream home awaits...





Bursting with reams of architectural finesse throughout; with having top-tier coving, ceiling roses and chandeliers. Feature stained glass windows and original pristine fireplaces. Spacious rooms and tall ceilings. Sitting in a highly amenable location, it has easy access to shop, popular schools, road links across the city and nearby countryside.

Whilst a family member currently resides here, the property benefits from having no onward chain.

This charming and grandiose family home is one which after even being seen, is hard to be believed, and is absolutely the epitome of elegance and beauty!



ENTRANCE HALL

15' 9" x 6' 11" (4.8m x 2.11m)

With having steps up from the outside in a true 'villa' fashion - A grand timber entrance door with stained glass door and side windows, this luxury entrance hall boasts wooden panelling and a wide staircase to the first floor. Chandelier light fitting, ceiling rose and high quality coving. Parkway flooring.

DINING ROOM

17' 9" x 12' 8" (5.41m x 3.86m)

Dine like a king or a queen in this stunning sun drenched dining hall, being set with a large bay window overlooking the front garden, with radiator, and feature original fire surround. Chandelier light fitting, high quality ceiling rose and coving, picture rail.



LOUNGE

20' 5" max x 13' 11" min (6.22m x 4.24m)

A gorgeous original feature fireplace, immaculately presented with a truly luxurious feel, and having two bay windows either side allowing natural light. Chandelier light fitting, ceiling rose and high quality coving. Parkway flooring. Radiators. French doors to:

CONSERVATORY

10' 11" x 7' 5" (3.33m x 2.26m)

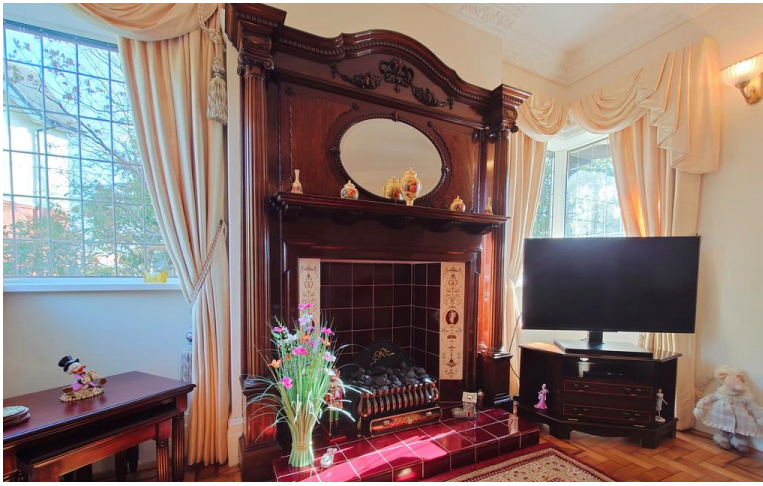
A beautiful private conservatory/sun room, UPVC windows and doors to the rear garden. Tiled flooring.

INNER HALL

10' 10" x 3' 3" (3.3m x 0.99m)

With having two separate useful good sized storage cupboards, tiled flooring. Concealed radiator. Doors leading to the shower room, utility and kitchen.





SHOWER ROOM

6' 11" x 5' 9" (2.11m x 1.75m)

A beautifully presented fully tiled ground floor shower room, with enclosed Jacuzzi shower cubicle. Low level W.C and wash hand basin. Chrome towel radiator. Half tiled walls and tiled flooring.

BREAKFAST KITCHEN

15' x 12' 5" (4.57m x 3.78m)

Featuring an elegant fitted kitchen with high quality base, wall cupboards, and worksurfaces above. Single drainer sink unit set back by the window offering a beautiful side aspect. Five ring 'Falcon' gas range cooker with grill and extractor over. Integrated dishwasher. Coving and spotlights to the ceiling. Space for a dining table. Quality tiled flooring. Leads to:

WALK - IN PANTRY

7' 5" x 4' 10" (2.26m x 1.47m)

Currently housing tall standing fridge/freezer, window to the side. Tiled flooring.

UTILITY ROOM

12' 9" x 5' 6" (3.89m x 1.68m)

Base and wall mounted cupboard units and worksurfaces, with a window to the side. Hanging clothes rail. Tiled walls and flooring. Door to the garage.



FIRST FLOOR LANDING

An elegant galleried landing area sweeps round and has a feature window to the front with seating area. Access to the loft via pull down ladder, being insulated and with boarding. Store cupboard housing hot water immersion cylinder.



BEDROOM ONE

21' 7" x 18' 5" (6.58m x 5.61m) max

A regal and spacious main bedroom, having windows to the front, side and rear aspects. Original fire surround. Fitted wardrobes. Radiator.



BEDROOM TWO

17' 11" x 11' 4" (5.46m x 3.45m)

Large wrap around bay window to the front with gorgeous outlook of the front garden and views beyond. Fitted wardrobes and radiator.

BEDROOM THREE

12' 7" x 11' 6" (3.84m x 3.51m)

Windows to the side and rear aspect, indented fitted wardrobes and feature original fire surround.



BEDROOM FOUR/ OFFICE

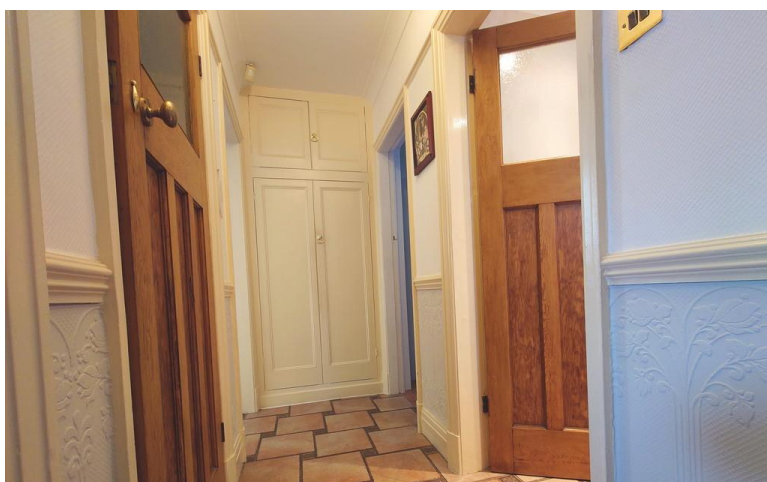
6' 11" x 5' 11" (2.11m x 1.8m)

Window to the side and radiator. An ideal office or child's nursery.

BATHROOM

9' 10" x 9' 4" (3m x 2.84m)

An elegant bathroom suite exuding a high caliber of quality. Corner panelled bath with jacuzzi jets. Separate tucked away enclosed shower cubicle with mains pressured heads. Pedestal sink unit. Low level W.C. Gorgeous wall tiling and feature coving and spotlights to the ceiling. Frosted window to the side.



EXTERNALLY

The property benefits from a CCTV and alarm system.

FRONT GARDENS

Set back from the main road having a gated entrance, the incredible gardens instantly captivate you, being beautifully presented and enclosed, with lawn gardens and mature shrubs and trees. The garden offers a high degree of privacy. The driveway leads around to the side and rear of the property, which opens out and allows for parking for multiple vehicles.

REAR GARDEN

With steps up to the utterly stunning extensive gardens being predominantly laid to lawn, and being surrounded by beautiful shrubs, flowers and attracting the all day sun, with some lovely views. Offering multiple areas to get lost in, whilst having a lovely and open, but private feel. Enclosed by fencing. A paved pathway leads to:

SUMMERHOUSE

A delightful timber summerhouse, with pitched tiled roof and UPVC windows and doors. Laminate flooring. Power and lighting.

GARAGE

20' 5" x 10' 0" (6.22m x 3.05m)

An excellent garage/ workshop space having access from the utility room. With sliding doors to the front, and step ladder up to a further working area with window overlooking the garden. Store cupboards sit at the back, with the Worcester Bosch condenser head unit being fully serviced. Wraps round to a further area:

WORKSHOP

12' 9" x 5' 9" (3.89m x 1.75m)

A further extended ideal workshop area.







REAR TOP GARAGE

18' 5" x 9' 4" (5.61m x 2.84m)

From the top of the garden, a side door leads to this brick garage, having electric roll up door, and with a parking space in front. This leads to a separate private rear track path, which forks down to Werrington Road.

DIRECTIONS

Please use postcode ST2 9AE for Sat Nav/ Google Maps. On The A52 Werrington Road, the property sits back from the main road, as opposite from Corneville Road.

VIEWING ARRANGEMENTS

STRICTLY BY APPOINTMENT ONLY, for proceedable purchasers only, with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840.

LOCAL AUTHORITY

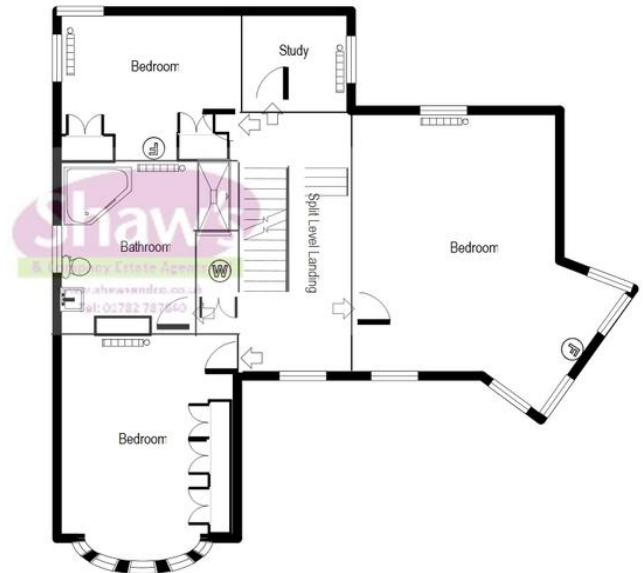
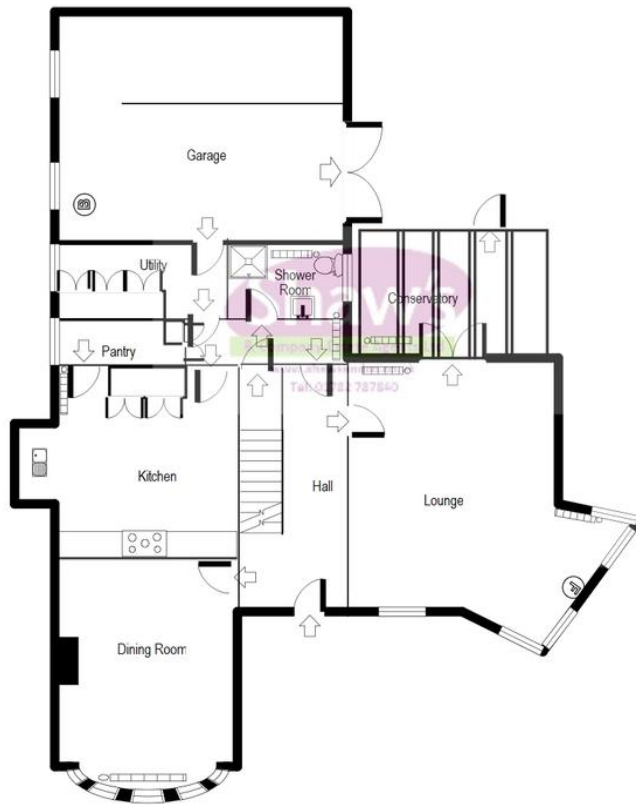
Stoke-on-Trent City Council.

COUNCIL TAX BAND E

EPC RATING (PDF available online)

Current: 62D Potential: 73C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements