



£475,000

3 Bedroom Detached House for sale
Nettlebank Little Lane, Rough Close, Stoke-on-Trent



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SALES AND LETTINGS



Overview

At over 2700 Sq.Ft. Nettlebank is a superb executive, family home that's as unique as you are.



Key Features

- NO ONWARD CHAIN
- South Facing Garden
- Spacious & Versatile Executive Home
- Desirable & Sought After Area
- Close to Excellent Transport Links
- Lovely Adjoining Conservatory





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Located in an exclusive little development in the sought after area of Rough Close there's plenty of house here to accommodate the largest of families in what is a versatile and one of a kind home.

The space on offer is apparent as soon as you enter the home with the large and inviting entrance hall which gives access to all areas. Off to the right is the lounge/diner. A grand open 'L' shaped space extending from front to the back of the home with a large dining area. To the left is the large kitchen diner and it leaves you wanting for nothing. Fully stocked, it is a great communal space for the family and is supplemented by the adjacent utility room. Access to the conservatory is via both the kitchen and dining area and is yet another great family space for either entertaining or for a bit of quiet time to laude over your South facing garden. The ground floor space is complete with a further reception room that has been serving as a fourth bedroom. This is a great solution for anyone with a dependant relative especially with the wet-room adjacent. Equally this room would also serve well as a TV/sitting room or home office.



On the first floor are the three large double rooms and family bathroom. The showpiece here is the grand master suite with dressing area, walk-in wardrobe and large ensuite shower room. Bedroom two and three are again large double rooms with built-in wardrobes. At every turn there is an abundance of space and storage solutions with handy eaves storage all around, built-in wardrobes and even a linen cupboard. The family bathroom is again another family sized space with bath, separate shower cubicle, toilet, bidet and wash basin.

The outside space is well-balanced with the home. To the front you have the peace and security of a gated entrance with parking for three cars and supplemented with the large garage. At the rear is a large family garden with the added benefit of a south facing outlook ensuring you get the very

best of the summer sun, simply perfect for entertaining or family time.

Words simply won't do this property justice, the very least this home deserves is a viewing to appreciate what is on offer here. Please take the time to take in the photos and study our floorplans then make that all important call to arrange your viewing. We are available 7 days a week and in the evenings too for your convenience.

Entrance Hall

A grand, spacious entrance awaits you and the entrance hall sets the tone for the rest of the home. With a solid wood floor covering and access to all areas

Lounge Diner

23' 9" x 23' 9" (7.25m x 7.25m)
(Max Dimensions) This 'L shaped room is a large and welcoming family space with a feature log burner with stone surround and hearth at the heart of the room. The dual aspect outlook makes this a light and bright room which also grants access to the rear garden through French doors. The dining area is another great space and easily accommodate the largest of dining tables plus additional furniture

Kitchen Diner

22' 7" x 10' 11" (6.90m x 3.35m)
The heart of many a home is the kitchen and this one is a great communal space. The kitchen is fully loaded with eye-level double ovens, inset induction hob and integrated fridge/freezer and dishwasher. All of this is supplemented with a good range storage cupboards and the adjacent utility room. There is also room at the end of the kitchen for an informal dining table or maybe a sofa and whack a TV on the wall to make this more of a communal space.

Utility Room

10' 2" x 7' 8" (3.10m x 2.35m)
Conveniently located adjacent to the kitchen is the utility room with space and plumbing for a washing machine and dryer. There are further storage units in here and work surface with a sink. From here you can also access the outside space and there's an internal door to the garage too.

Study/Family Room/Play Room

11' 9" x 8' 4" (3.60m x 2.55m)
An additional reception room that has a whole host of uses. It is currently

servicing as a fourth bedroom having the benefit of the adjacent wet room. This makes this an excellent solution for those who have a dependant relative or a grumpy teenager who wants his own space. Alternatively it would serve equally as well as a TV room/Sitting room or home office.

Wet Room

Accessed off the entrance hall this is a convenient solution as a bathroom for the adjacent 'bedroom', if nothing else it serves great as a guest washroom.

Conservatory

14' 3" x 9' 2" (4.35m x 2.80m)
The addition of a conservatory here makes this home a lovely free-flowing space. Accessed via either the kitchen or the lounge it provides additional living space overlooking your south-facing garden.

Master Bedroom with Ensuite

19' 4" x 11' 11" (5.90m x 3.65m)
A monster of a room with a dressing area, walk-in wardrobe and as large an ensuite as you could wish for. The ensuite has a walk-in shower with large de-robing area, vanity wash basin, bidet and toilet.

Bedroom 2

15' 8" x 10' 11" (4.80m x 3.35m)
Another large double room, again with walk-in wardrobe and eaves storage which is a common feature on the first floor

Bedroom 3

13' 5" x 11' 7" (4.10m x 3.55m)
Large double room again with built-in wardrobes running full length of the room. Eaves storage again features in here for additional welcome space.

Family Bathroom

8' 4" x 8' 4" (2.55m x 2.55m)
In keeping with the rest of the home the family bathroom is another large space with bath, separate shower cubicle, vanity wash basin and bidet

Garage

17' 8" x 11' 7" (5.40m x 3.55m)
Not quite a double but a very large single garage which would accommodate a vehicle with ease and still plenty of space. There are three access points with an electric roll up door to the front and via an external personnel door at the rear or from the utility room.

Outside

Floorplans

GROUND FLOOR
1457 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 2767 sq.ft. (257.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



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