



£575,000

5 Bedroom Detached House for sale

Sunshine House Winghouse Lane, Tittensor, STOKE-ON-TRENT



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SALES AND LETTINGS



Overview

A stunning 5 bed detached executive home presented in turn-key condition.



Key Features

- Solar Panels
- 'A' Energy Rated Home
- No Onward Chain
- c.£1000 Per Year Payback From The Solar Feed-In Tariff
- South Facing Garden
- Popular Village Location
- Executive Home with 5 Double Bedrooms
- Two Ensuite Shower Rooms
- Double Garage
- Within Catchment of Outstanding Schools









Offered with NO ONWARD CHAIN, Sunshine House is an outstanding example of an executive detached family home. Coming with a host of features including two ensuite shower rooms, Solar Panels, hard wearing Amtigo Flooring, fitted plantation shutters, double garage, 5 double bedrooms with 2 ensembles, and all in a popular village location.

The solar panels are owned by the property and not leased; this ensures (subject to usage) are you paid periodically from the feed-in tariff for excess power returned to the grid. We are advised that this currently stands at around £1000 pa. with 11 years remaining on the tariff.

To the home itself, this is a well-balanced home with space for everyone whether you're an established family or a growing one.

Entering the home, you are immediately presented with a spacious and welcome entrance hall that gives access to all areas. The kitchen diner at the rear of the home is a light, bright space and features a fully loaded kitchen included integrated fridge/freezer, eye-level double oven, dishwasher and inset 5-ring gas hob. Supplementary to the kitchen is the convenient utility room with space and plumbing for a washing machine and dryer and there's also access from here to the rear garden and integral double garage.

Completing the ground floor are the lounge and formal dining room. The lounge is a more formal space for relaxing in the evening, it's a large room with a focal log-burner at the heart of it and comfortably accommodates a good range of furniture. There are also French doors to the rear garden. The dining room is a versatile space, and whilst designated as a dining room it serves equally as a sitting room, office, or games room.

On the first floor are the 5 bedrooms and family bathroom. All 5 bedrooms are double rooms with the master bedroom and bedroom 2 having the added benefit of built



in wardrobe and ensuite shower rooms. Bedrooms 3-5 are equally impressive in size and would accommodate additional furniture with ease.

Externally there is ample parking for several vehicles supplemented by the double garage which has power and lighting. The rear garden is well balanced with the home and provides a private and secure setting for the family. The garden is mainly lawn with planting borders and a patio area all bounded by panel fencing.

Tittensor is located on the A34 serving Newcastle & Stoke on Trent to the north, and Stone/Stafford to the south. Local attractions include The Trentham, Trentham Estate and shopping village, Trentham Lake, Trentham Golf Club and Barlaston Golf Club, all within 1.5 miles of the property

Please note, some photos have been virtually stage for illustrative purposes

Entrance Hall

19' 8" x 7' 10" (6.00m x 2.40m)
Max Dimensions

Lounge

22' 11" x 11' 7" (7.00m x 3.55m)
Max Dimensions (Reducing to 2.65m)

Kitchen Diner

21' 7" x 11' 5" (6.60m x 3.50m)

Utility Room

9' 10" x 5' 2" (3.00m x 1.60m)

Dining Room

11' 3" x 10' 4" (3.45m x 3.15m)
Max Dimensions

Garage (Double)

16' 4" x 16' 4" (5.00m x 5.00m)

Master Bedroom with Ensuite

13' 3" x 12' 7" (4.05m x 3.85m)

Bedroom 2

12' 11" x 11' 3" (3.95m x 3.45m)

Bedroom 3

12' 5" x 11' 3" (3.80m x 3.45m)

Bedroom 4

11' 7" x 9' 6" (3.55m x 2.90m)

Bedroom 5

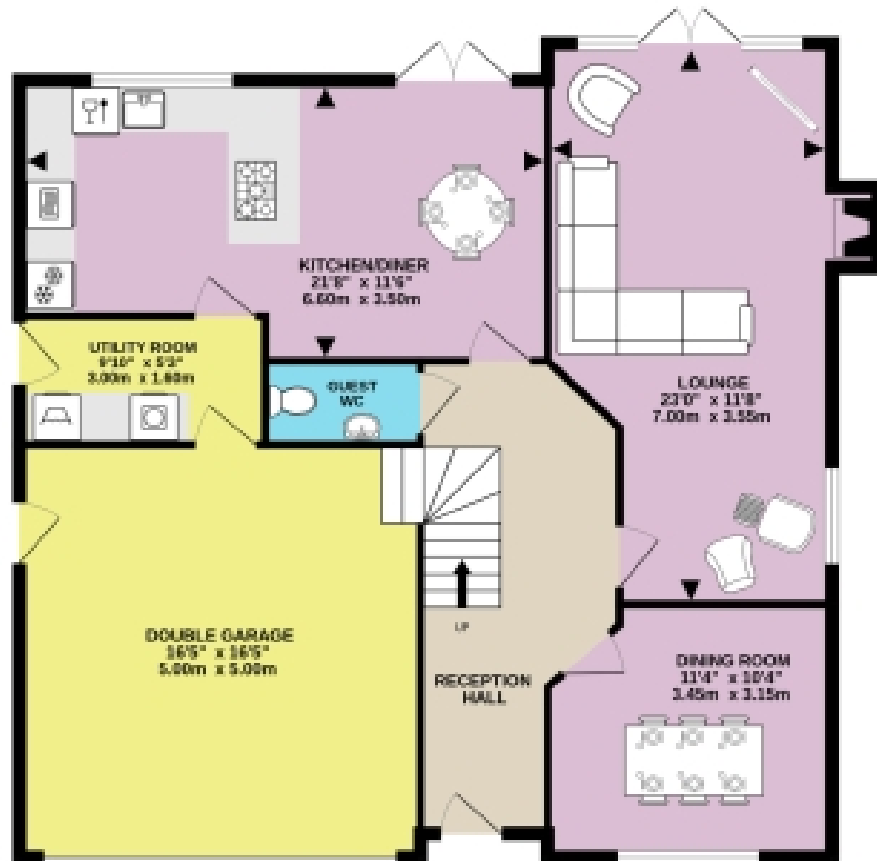
12' 1" x 7' 6" (3.70m x 2.30m)

Family Bathroom

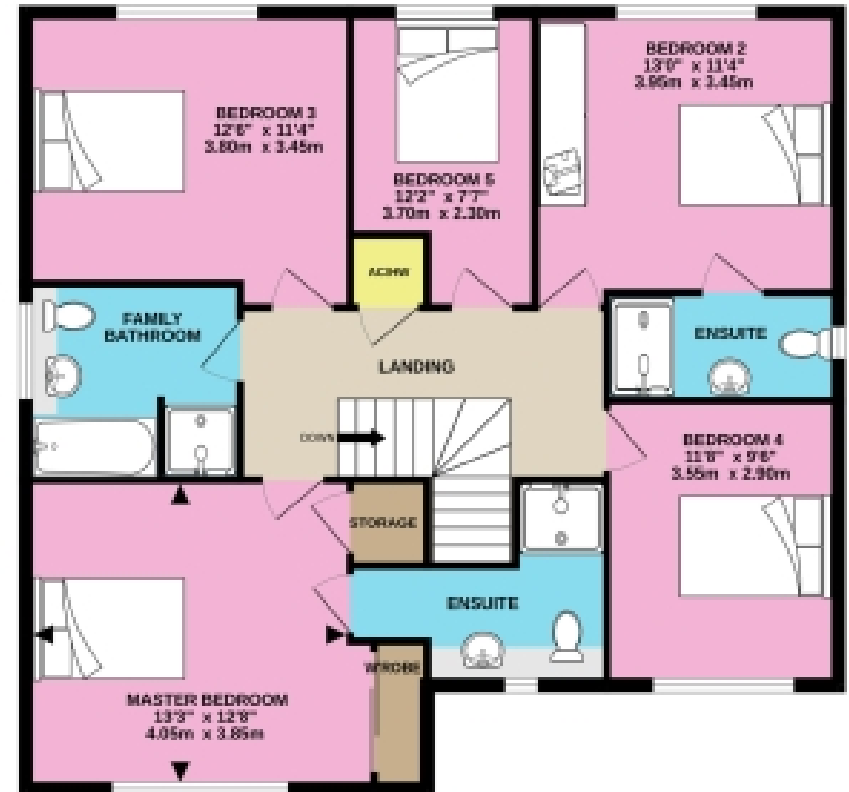
8' 8" x 7' 10" (2.65m x 2.40m)

Floorplans

GROUND FLOOR
1074 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.

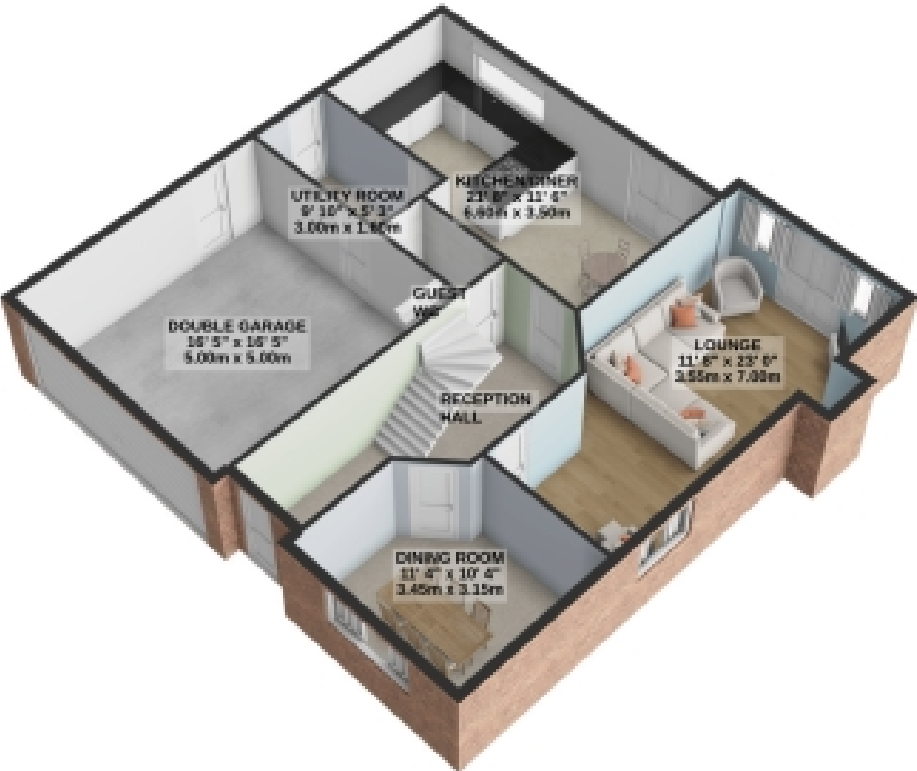


TOTAL FLOOR AREA : 2059 sq.ft. (191.3 sq.m.) approx.

While 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.
Made with Metropix G2025

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2025

Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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