



## 16 Irvine Road, Werrington, Staffordshire, ST9 0DR

**Offers in the region of £450,000**

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'The details are not the details. They make the design.' - Pinterest

This spectacular four bedroom detached property has been considerably updated to provide outstanding accommodation throughout down to the last fine detail. The state-of-the-arts kitchen, large living room with log burner, and bespoke shutters throughout the home provide an executive lifestyle.

#Bespoke#ExecutiveHome#DetachedHome

### Denise White Agent's Comments

Welcome to this outstanding four bedroom detached property offering immaculately presented living accommodation and an impressive outdoor space. With three ensuite bathrooms, an impeccable kitchen, and a spacious living space, this stunning property offers space, style and convenience in abundance.

The modern interiors of the property are apparent upon entering the large entrance hallway and echo throughout the home creating a cohesive and contemporary space. A true standout feature of the property is the spectacular kitchen, having been updated by the current vendors offering bespoke, sleek units with quartz work tops and integrated NEFF appliances. The central island creates a hub for family and friends to gather. Towards the rear of the property is a large living room spanning over 7 meters fitted with a log burner and sliding doors onto the rear garden.

There are four double bedrooms to the first floor - three of which benefit from en-suite shower rooms assuring convenience for all. All four bedrooms boast bespoke shutters allowing privacy and a sense of luxury throughout. There is also a large bathroom providing a space to relax and unwind.

Externally, the property occupies an impressive plot with ample off-road parking to the front with an integral garage for further security. To the rear of the property is a fabulous rear garden laid with a large stone patio which wraps around the side of the home and a lawned area beyond. An impressive outside bar area is sheltered by a wooden pergola providing a fantastic entertaining space for those warmer summer nights. A fully kitted out garden room with lighting, heating and WIFI it is a versatile space which could be utilised as an office space or a space for older children to gather away from the house.

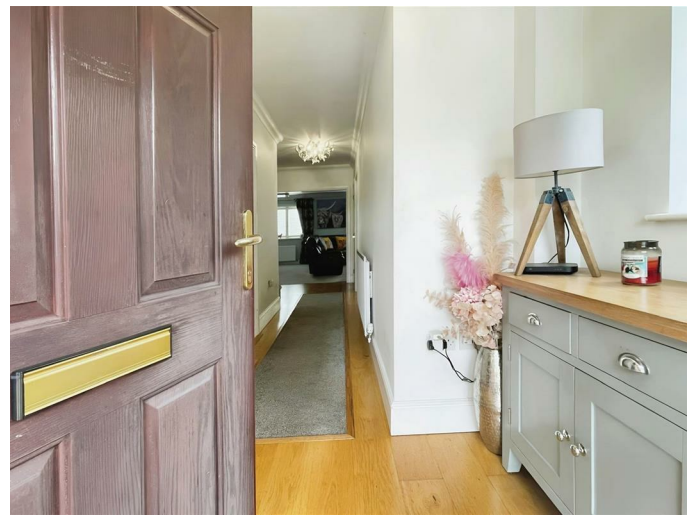
This property is the ideal purchase for a larger family or those who simply require ample living space. Having undergone extensive cosmetic updates throughout, this beautiful home allow one to move in and add your own personal touches.

### Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

### Entrance Hall

23'0" x 6'7" (7.03 x 2.02)



Composite door to the front aspect. Obscured, floor to ceiling, uPVC double glazed window to the front aspect. Obscured uPVC double glazed window to the side aspect. Wooden flooring. Access into integral garage. Wall mounted radiator. Stairs off to the first floor accommodation. Two ceiling lights. Coving. Storage cupboard.

## Kitchen

15'6" x 10'6" (4.74 x 3.22)



Vinyl tiled flooring. Wall mounted radiator. uPVC double glazed window to the front aspect with bespoke shutters, uPVC partially glazed door to the side aspect. A range of bespoke fitted wall and base units with quartz work surfaces above. Integrated NEFF appliances including, wine fridge, induction hob with extractor fan above, dishwasher, dual oven with microwave feature, and foldaway door. There is also an integrated fridge, freezer and washing machine. FRANKE sink unit with QUOOKER tap above. Kitchen island with storage under and quartz countertop, with built in breakfast bar and USB socket. Pendant lighting above. Inset spotlights.

## Lounge

23'11" x 15'11" (7.31 x 4.86)



Fitted carpet. Two wall mounted radiators. uPVC

double glazed window to the rear aspect with bespoke shutters. uPVC double glazed sliding doors to the rear aspect. Log burner. Two ceiling lights. Coving.

## WC

5'2" x 3'8" (1.58 x 1.12)



Tiled flooring. Wall mounted radiator. Pedestal handbasin. Low-level WC. Ceiling light.

## Garage

18'4" x 8'2" (5.61 x 2.49)

Electric up and over door to the front aspect. Three ceiling lights.

## Landing



Fitted carpet. uPVC double glazed window to the side aspect. Wall mounted radiator. Two ceiling lights. Loft access.

### Bedroom One

14'6" x 14'0" (4.43 x 4.29)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect with bespoke shutters. Ceiling light.

### Bedroom Two

13'8" x 13'0" (4.18 x 3.97)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect with bespoke shutters. Ceiling light.

### Ensuite

7'7" x 4'8" (2.32 x 1.43)



Laminate flooring. Tiled walls. Vanity unit incorporating Low-level WC and wash handbasin. Ladder style towel rail. Shower cubicle with shower. Extractor fan. Inset spotlights

### Ensuite

5'6" x 5'2" (1.69 x 1.58)



Laminate flooring. Tiled walls. Low-level WC. Vanity unit wash handbasin with storage under. Towel rail. Shower cubicle with shower. Extractor fan. Inset spotlights.

### Bedroom Three

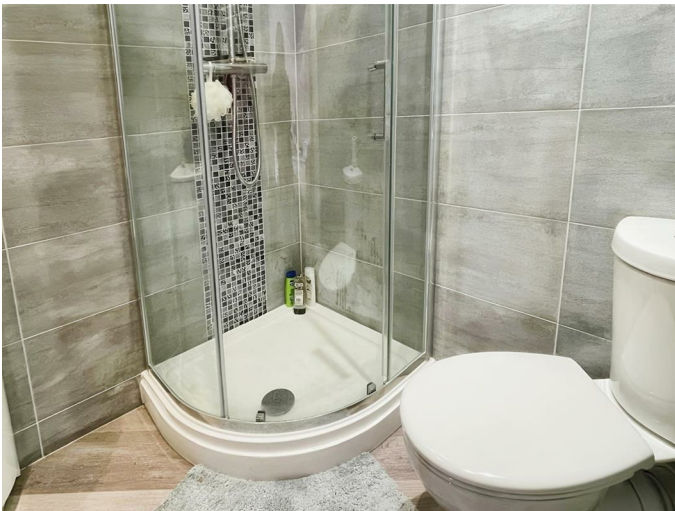
13'9" x 10'7" (4.20 x 3.25)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect with bespoke shutters. Ceiling light.

### Ensuite

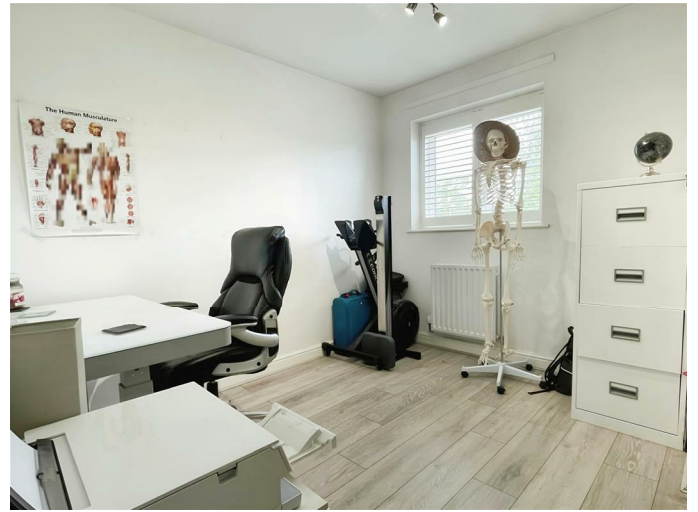
5'2" x 5'1" (1.59 x 1.56)



Laminate flooring. Tiled walls. Low-level WC. Towel rail. Vanity unit with wash hand basin and storage under. Shower cubicle with shower. Extractor fan. Inset spotlights.

### Bedroom Four

9'8" x 9'8" (2.97 x 2.96)



Wood effect laminate flooring. Wall mounted radiator. uPVC double glazed window to the front aspect with bespoke shutters. Ceiling light.

### Bathroom

7'3" x 5'9" (2.22 x 1.76)



Laminate flooring. Tiled walls. Obscured uPVC double glazed window to the side aspect with bespoke shutters. Vanity unit with wash and basin in storage under. Ladder style towel rail. Fitted bath with shower attachment. Extractor fan. Inset spotlights.

## Outside



To the front of the property is a paved driveway providing parking for multiple vehicles and leads to an integral garage. A lawned area to the right of the property is bordered by mature bushes and leads to a side gate to access the rear garden. The rear garden consists of a large porcelain tile patio area which wraps around the side of the property where there is a large wooden pergola ideal for entertaining. Beyond the patio area, the garden is laid to lawn.

## Garden Room

9'6" x 7'3" (2.90 x 2.23)



Laminate flooring. Window and door to the front aspect. Wall mounted heater. Ceiling light.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the

local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **Property To Sell Or Rent?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

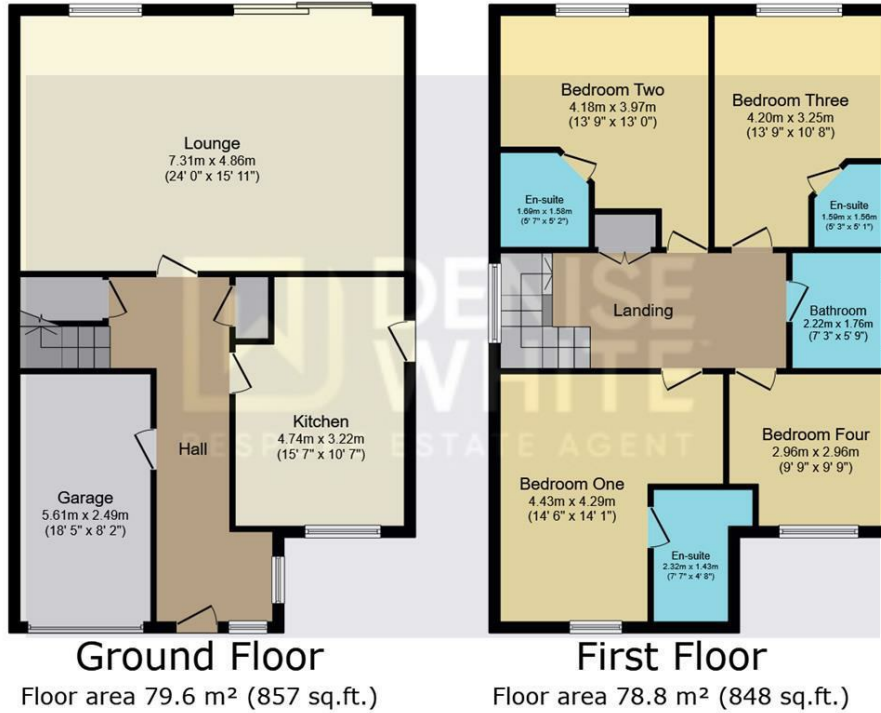
### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



TOTAL: 158.4 m<sup>2</sup> (1,705 sq.ft.)

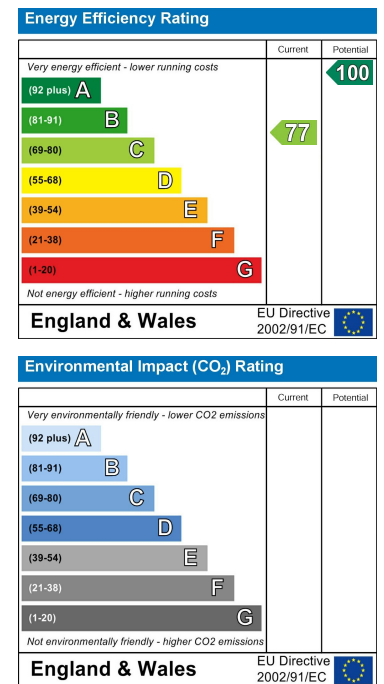
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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