



**873 Lightwood Road, Stoke-On-Trent, ST3 7HA**

**Offers in excess of £700,000**

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"A wonderfully generous family home in simply beautiful surroundings. This substantial five bedroom residence occupies a prestigious position, set back in extensive gardens, believed to be set in approximately 2/3rds of an acre, which offers a world of possibilities for family life"

## Denise White's Comments

The residence is situated in a prime location within a private secluded setting of Lightwood Road, set well back behind gated gardens and is not visible from the road or neighbours, approached via a long driveway, providing ample parking for several cars and access to the double garage. The gardens are located to all sides of the property making your surroundings lush and green in all directions, well established with extensive lawned areas, shrubs and trees. The garden to the front could even lend itself to a residential development opportunity, subject to any necessary planning consents obtained.

The property is picture perfect with an elegant symmetry, this house certainly has plenty of kerb appeal. Stepping inside the spacious main entrance hall invites you to explore further with access to the ground floor accommodation and stairs off the first floor. There is also a separate staircase to the rear that leads to the principle bedroom suite and en-suite bathroom which could have its own access from the rear of the house if adapted slightly and subject to any consents obtained.

Starting with the breakfast kitchen which is situated at the rear of the house and is fitted with an extensive range of quality oak wall and base units and the necessary integrated appliances. There is ample space for a kitchen table making it ideal for informal lunches and breakfasts with family or friends. The utility room is nicely separate next door.

The main lounge is a most spacious room, it also feels homely with soft cream carpet underfoot and a beautiful marble fireplace. There are three windows to the front of the room making the area lovely and light. The lounge links through to a room at the rear and are divided by double doors, so they can be opened to create one sociable space when needed or could be adapted to a games room, study or a separate entrance to the rear of the house.

Offering a huge amount of flexibility, there is a second reception room which could be used in any

number of ways. Sitting to the front of the house, this is another gloriously light room with a bay window looking out over the front garden. It is currently used as a snug/sitting room but could be utilised as a formal dining room if needed.

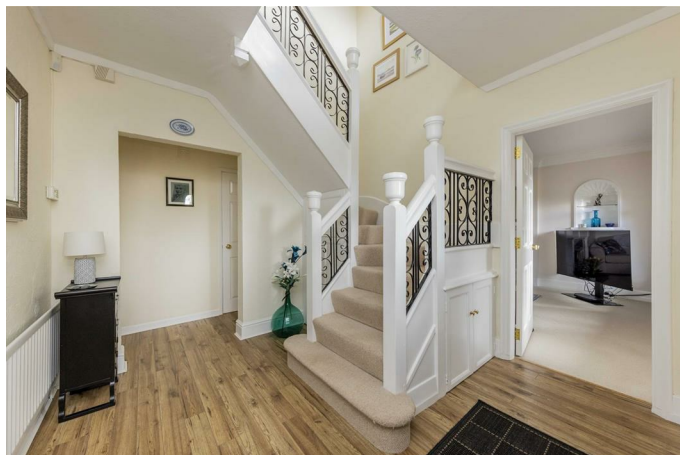
The ground floor cloakroom is a useful addition to a property of this size.

There are five bedrooms and three bathrooms in total. Split into two sides of the house with the principle bedroom having a separate staircase. The bedroom is generous and light, offering such a comfortable space with access to a modern en-suite shower facility. The further four bedrooms are accessed via the main staircase and all provide comfortable size bedroom accommodation with bedroom two having a en-suite shower and a most useful storage room off currently used as walk in wardrobe space. The family bathroom is fitted with a suite including a shower cubicle and a bath, perfect for family use.

The gardens start at the gated entrance with substantial lawned gardens alongside mature trees and shrubberies to each side of the driveway. The gardens to the rear are split into two sections with lawned space and hedging secluding a secret garden. Here you will find a good size, well maintained patio area sitting close to a delightful summer house. An ideal space for outside entertaining with barbecues and outside fire-pits. The summer house has a log stove making it ideal for use even in the colder months so can be used all year round and is a tranquil spot to sit and read, relax, meet friends or simply enjoy the glorious view over the gardens. There is a useful storage shed for all your gardening tools.

## Reception Hall

14'3" x 9'8" extending to 10'0" (4.35 x 2.97 extending to 3.07)



Wooden entrance door to the front aspect. Wood effect flooring. Radiator. Stairs leading off to the first floor accommodation. Two ceiling lights. Coving to the ceiling. Under stairs storage cupboard. Obscured sealed unit double glazed window to the front aspect. Doors leading into: –

## Sitting Room/Snug Room

12'9" x 11'10" extending to 15'0" max into bay (3.90 x 3.62 extending to 4.58 max into bay)



Fitted carpet. Radiator. Sealed unit double glazed bay window to the front aspect. Obscured stained glass window to the side aspect. Feature fireplace with quarry tiled hearth. Ceiling light. Ceiling rose. Coving to the ceiling.

## Breakfast Kitchen

16'11" x 14'10" maximum overall (5.18 x 4.53 maximum overall)



Fitted with a range of oak fronted wall and base units and work surfaces over incorporating a stainless steel sink and draining unit with mixer tap. Integrated five ring gas hob with extractor over, double electric oven, dishwasher and fridge. Lino flooring. Tiled splash backs. Sealed unit double glazed window to the rear aspect. Sealed unit double glazed bay window to the side aspect. Radiator. Three ceiling lights. Door leading into: –

## Utility Room

13'5" x 6'1" (4.10 x 1.86)

Fitted with base units incorporating a stainless steel sink and draining unit with mixer tap. Plumbing for washing machine. Space and outlet for a tumble dryer. Radiator. Lino flooring. Part tiled walls. Wooden stable door to the rear aspect. Sealed unit double glazed window to the rear aspect. Ceiling light.

## WC

7'8" x 2'5" extending to 5'6" (2.36 x 0.74 extending to 1.69)

Fitted with a low-level WC and pedestal wash hand basin. Lino flooring. Radiator. Part tiled walls. Two obscured windows to the rear aspect. Ceiling light.

## Lounge

15'9" x 11'10" (4.81 x 3.62)



Fitted carpet. Two radiators. Three sealed unit double glazed windows to the front aspect. Coal effect gas fire with marble tiled hearth and inset and marble surround. Ceiling light. Ceiling rose. Coving to the ceiling. French doors leading into: –

## Rear Hallway - Study Area

22'7" x 6'1" (6.89 x 1.87)



Suitable for a number of uses to suit ones needs, including a study or games room for the children. Fitted carpet. Radiator. Sealed unit double glazed windows to the side and rear aspects. Two ceiling lights. Cornice. Coving to the ceiling. Stairs off leading to Bedroom One.

## First Floor Landing

Fitted carpet. Sealed unit double glazed window to the front aspect. Ceiling light. Loft access. Leading into: –

## Bedroom Two

15'10" x 11'10" (4.83 x 3.63)



Fitted carpet. Radiator. Sealed unit double glazed window to the front aspect. Two ceiling lights. Coving to the ceiling. Door leading into: –

## En-suite Shower Room

6'2" x 5'2" (1.88 x 1.59)



Fitted with a low-level WC, pedestal wash hand basin and shower cubicle. Lino flooring. Radiator. Obscured sealed unit double glazed window to the rear aspect. Ceiling light. Tiled splash backs. Shaver point. Opening into: –

## Dressing Room

6'2" x 4'7" extending to 13'8" (1.90 x 1.42 extending to 4.17)

Fitted carpet. Ceiling light. Obscured sealed unit double glazed window to the rear aspect. Hanging space for clothing.

### Bedroom Three

12'9" x 10'8" minimum (3.91 x 3.26 minimum)



Fitted carpet. Radiator. Original built in cupboard with shelving and drawer below. Sealed unit double glazed window to the front aspect. Ceiling light. Coving to the ceiling.

### Bedroom Four

9'10" x 9'10" (3.02 x 3.01)



Fitted carpet. Radiator. Fitted with a range of wardrobes with overhead storage. Sealed unit double glazed window to the side aspect. Ceiling light.

### Bedroom Five / Office

13'2" x 6'9" extending to 12'10" into door (4.01m x 2.06m extending to 3.91m into door)



Fitted carpet. Radiator. Sealed unit double glazed window to the rear aspect. Two ceiling lights.

### Bathroom

12'10" x 9'11" (3.92 x 3.04)

Fitted with a suite comprising of panelled bath, low-level WC, bidet, pedestal wash hand basin and shower cubicle. Lino flooring. Radiator. Obscured sealed unit double glazed window to the rear aspect. Part tiled walls. Two ceiling lights. Coving to the ceiling.

### Rear Landing

Fitted carpet. Sealed unit double glazed window to the rear aspect. Ceiling lights. Door leading into: –

### Bedroom One

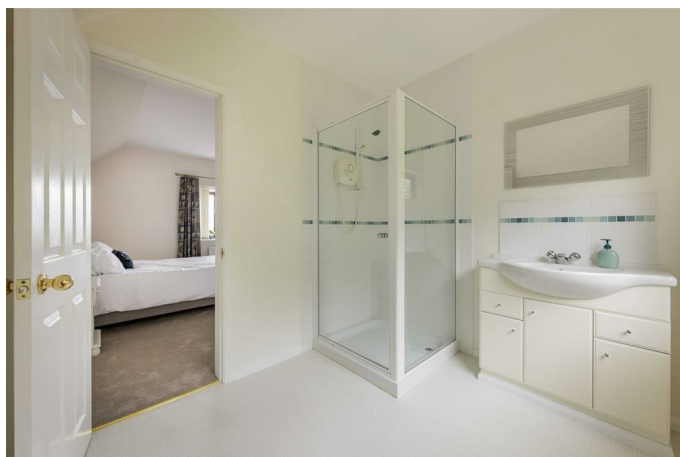
20'8" x 19'7" maximum overall (6.32 x 5.98 maximum overall)



Fitted carpet. Radiator. Sealed unit double glazed bay window to the front aspect. Two ceiling lights. Loft access. Door leading into: –

### En-suite Shower Room

8'9" x 7'1" (2.67 x 2.18)



Fitted with a suite comprising; low-level WC, vanity wash hand basin unit with storage under and a shower cubicle. Lino flooring. Radiator. Sealed unit double glazed window to the rear aspect. Ceiling light. Part tiled walls. Extractor fan.

### Garage One

20'8" x 10'0" (6.31 x 3.05)

Remote-controlled electric up and over door to the front aspect. Power and light. Opening into: –

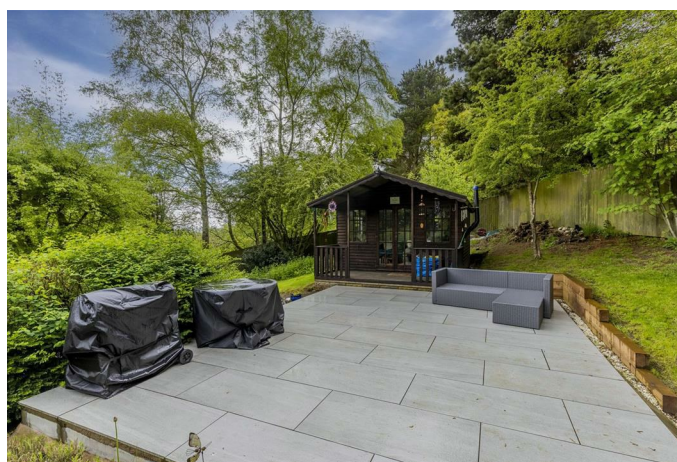
### Garage Two

20'2" x 9'4" (6.16 x 2.86)

Remote-controlled electric up and over door to the front aspect. Power and light. Wall mounted Glowworm central heating boiler. Two windows to the side aspect.

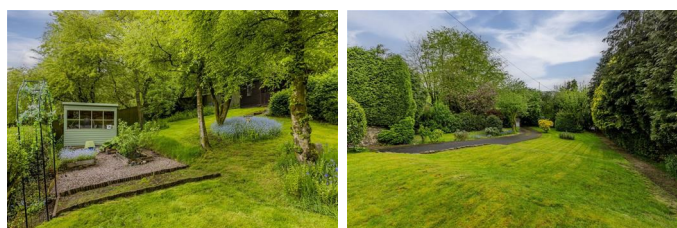
### Summer House

11'10" x 9'11" (3.62 x 3.03)



Timber framed construction with power and light. Fitted with a log burning stove.

### Gardens



### Agents Notes

Freehold  
All mains services connected

### 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.

## **Location**

The property is set in a private, elevated position on the outskirts of Lightwood set well back in large mature gardens. Conveniently located within easy reach of the Potteries, Stone & Stafford and within a 15 minute drive of the North Staffs University hospital complex.

## **Do You Have A House To Sell ?**

We can arrange a 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 Need 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.

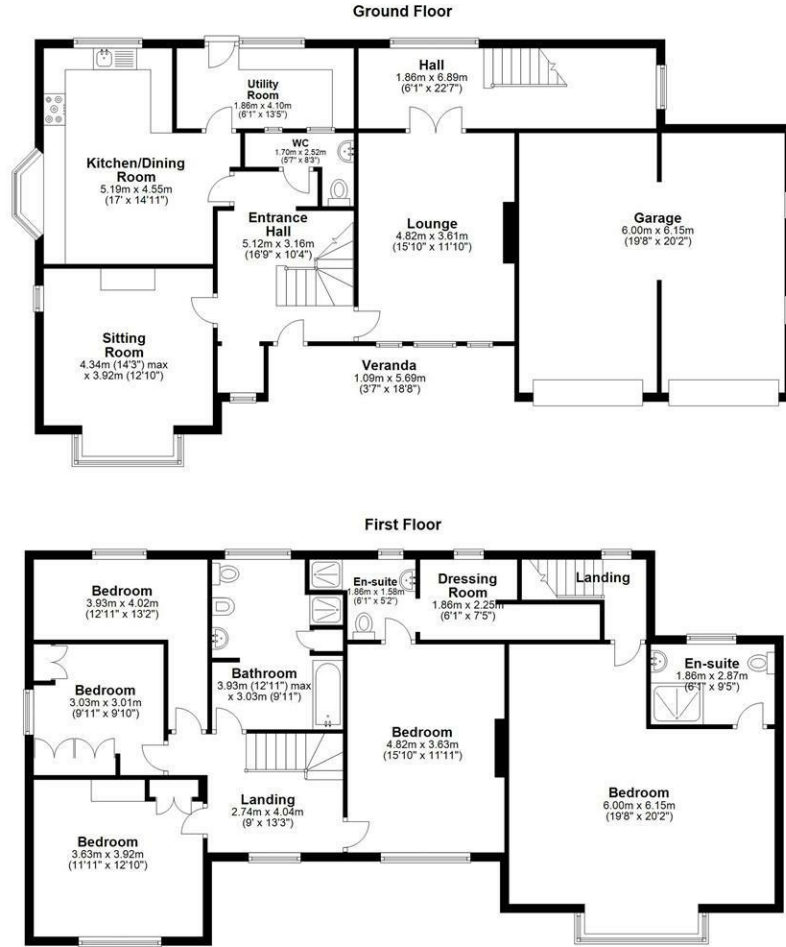
## **About Your Agent**

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team live locally in Leek and 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.

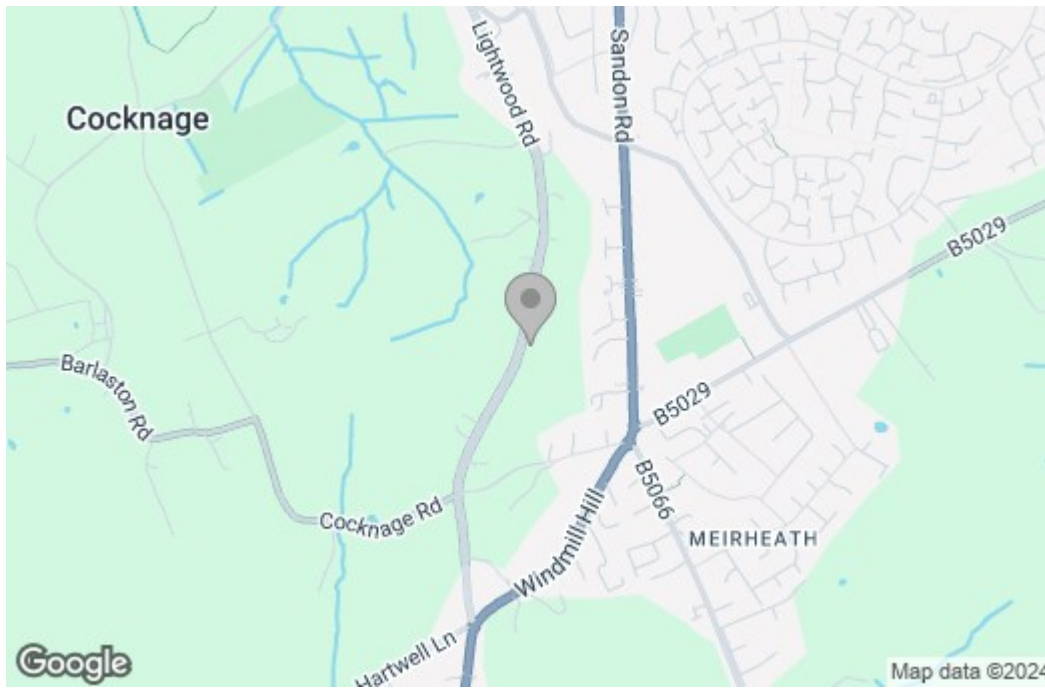
Please do get in touch with us if you need any help or advice.

# Floor Plan

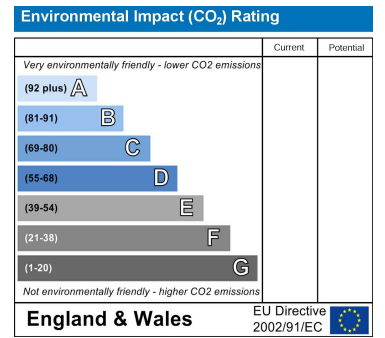
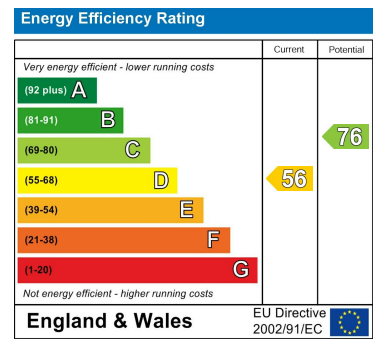


Plan produced by www.firproperty.com. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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