



## 48 St. Davids Way

Stoke-On-Trent, ST8 7XA

**Price £410,000**



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Here at Carters, we are proud to welcome to the market this exquisite and extensive, four bedroom executive family home.

This impressive home has seen substantial investment from the current owners, tucked away down its own little close away from the main road, positioned within the enviable St Davids Way estate in Knypersley. There are excellent local amenities to enjoy, all of which are just a short distance away, such as: local supermarkets, the library, eateries, and Biddulph Valley leisure centre. There are also outstanding schools just around the corner, including; Knypersley First School, James Bateman Middle School and Biddulph High School. On entering the property, you will be welcomed via a bright and spacious entrance hall, with stairs to the first floor leading off. The living space is to the front and occupies a bay front and an attractive media wall. What was once the garage has been converted which is currently being used as an office space and second sitting room. The modern fitted kitchen/diner is a good size, with integral appliances and an archway leading into the extended family room, with a bi-folding doors onto the rear patio area which gives space to entertain the family on a summers evening. Head up the stairs to the first floor where there are more spacious rooms to be enjoyed, with four good size bedrooms. There are two bathrooms, both of which are modern suites, with the family bathroom enjoying a jacuzzi bath and shower enclosure, whilst the ensuite enjoys a shower enclosure and a vanity unit hand wash basin. Enjoying a generous plot, the exterior provides ample of space for entertaining friends and family as well as off-road parking for several vehicles and detached garage. The gardens are pretty and low maintenance, they are mainly laid with Astroturf with an Indian Stone patio and a decked area.

Viewings are highly recommended to avoid missing out on this stunning home. Call the office today to arrange your viewing on 01782 470391.

# 48 St. Davids Way

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## Entrance Hall

Double glazed composite entrance door to the front elevation and UPVC double glazed sidelight.  
Coving. Radiator. Under stair storage cupboard. Stairs to the first floor leading off.

## Living Room

14'5 x 11'6 (4.39m x 3.51m)

UPVC double glazed bay window to the front elevation.  
Coving. A feature full length media wall with a built in TV point, feature shelving with inset spotlights and a state of the art panoramic electric fire. Radiator. Double doors leading into the kitchen/diner.

## Kitchen/Diner

21'6 x 9'9 (6.55m x 2.97m)

A modern range of wall, drawer and base units which incorporates granite work surfaces with an inset sink, mixer tap and drainer. A four ring induction hob with a built in electric oven and an oversized extractor hood. Integrated appliances including a microwave, dishwasher and fridge/freezer. Breakfast bar. Two vertical column radiator. Recessed ceiling downlighters. Karndean flooring.

## Orangery

18'8 x 11'9 (5.69m x 3.58m)

UPVC double glazed bi-fold doors leading out into the rear garden. UPVC double glazed vaulted skylight and dual aspect windows.  
Vertical column radiator. Karndean flooring.

## Utility Room

8'4 x 4'8 (2.54m x 1.42m)

Composite double glazed entrance door to the rear elevation.  
Modern range of wall, display and base units which incorporate an inset sink with mixer taps and a drainer. Space and plumbing for a washing machine. Radiator. Karndean flooring. Extractor fan.

## WC

UPVC double glazed window to the side elevation.  
A modern and white two piece suite which comprises of a low level WC and a pedestal hand wash basin. Radiator. Karndean flooring.

## Study

15'6 x 8'4 (4.72m x 2.54m)

UPVC double glazed bay window to the front elevation.  
Loft access. Radiator. TV point.

## First Floor Landing

Loft access.

## Bedroom One

11'2 x 11'6 (3.40m x 3.51m)

UPVC double glazed arch window to the front elevation.  
Fitted double wardrobes. Radiator. Solid wood flooring. Access to ensuite off.

## Ensuite/Wet Room

UPVC double glazed window to the front elevation.  
A beautiful and modern three piece suite which comprises of an oversized shower enclosure with a rainfall shower head, a vanity hand wash basin with wall units and a recessed WC. Heated ladder towel rail.

## Bedroom Two

12'3 x 8'9 (3.73m x 2.67m)

UPVC double glazed window to the front elevation.  
Radiator. TV point.

## Bedroom Three

11'7 x 8'7 (3.53m x 2.62m)

UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Four

11'1 x 6'0 (3.38m x 1.83m)

UPVC double glazed window to the rear elevation.  
Radiator. Fitted wardrobes.

## Family Bathroom

UPVC double glazed window to the rear elevation.  
A beautiful and modern four piece suite which comprises of a panel jacuzzi bath, a corner shower enclosure with an oversized overhead rainfall shower head and a vanity hand wash basin unit with a recessed WC. Heated ladder towel rail. Shaver point. Karndean flooring.

## Garage

18'7 x 11'4 (5.66m x 3.45m)

Electric roller door to the front elevation. UPVC double glazed window and door to the side elevation.  
Power and lighting.

## Exterior

The gardens have been professionally landscaped to provide a peaceful and idyllic spaces to sit out and enjoy. The front is low maintenance with an astro-turf lawn and sleeper borders. There is a block paved driveway which provides off road parking for multiple vehicles and gated side access to the rear. The rear garden is again low maintenance with an Indian stone patio area, a raised decking area and an astro-turf lawn. Sleeper borders with seasonal shrubs and mature trees. Outside storage cupboard. Outside tap.

## Additional Information

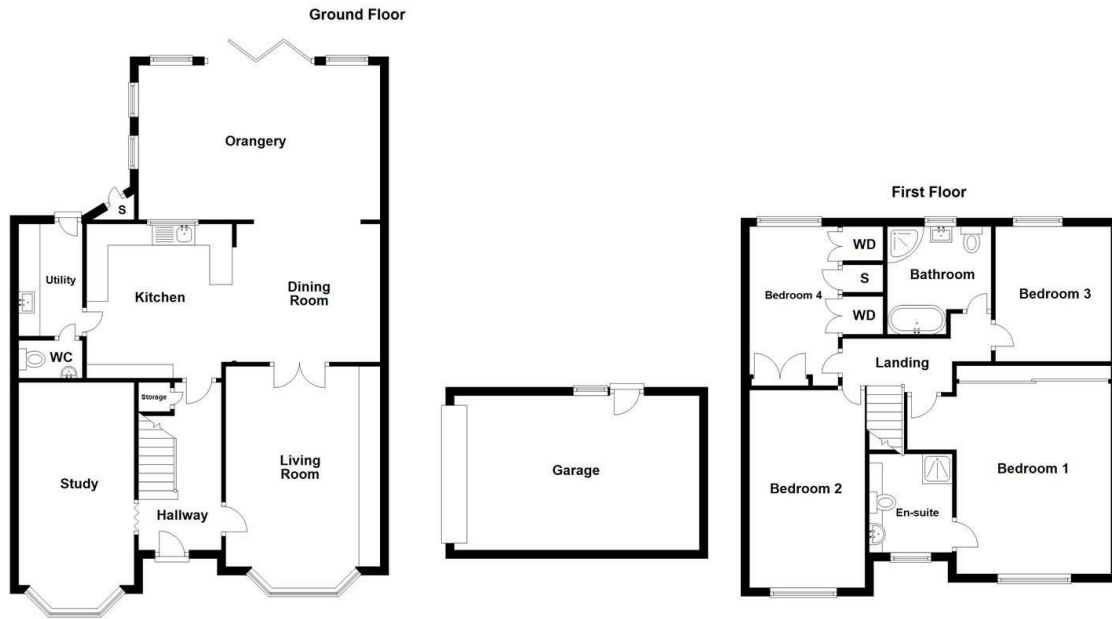
We are led to believe that the property is Council Tax Band D.

## Services

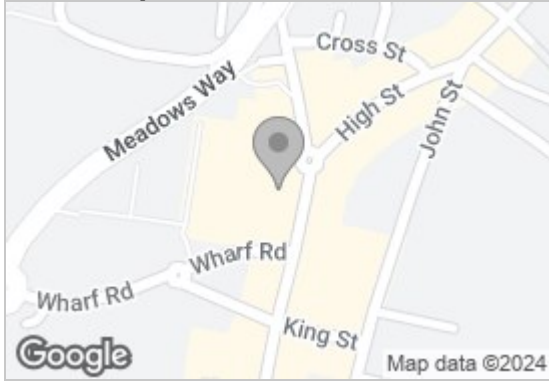
The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391



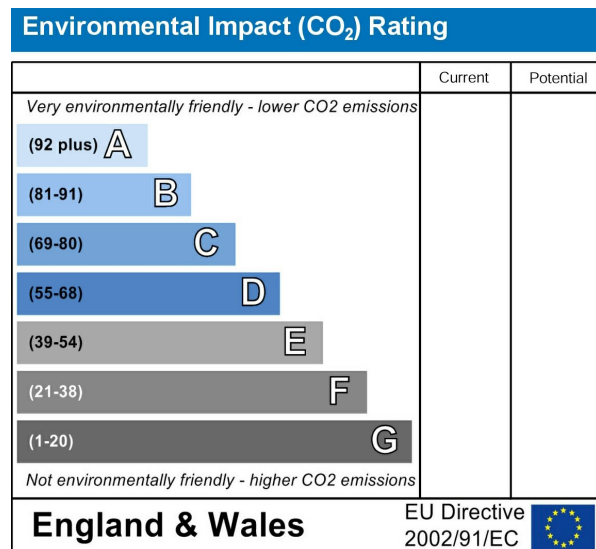
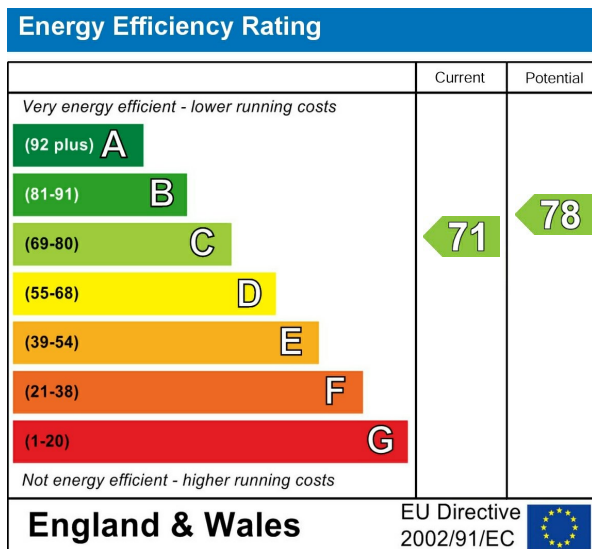
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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