



**192 Park Lane**  
Knypersley, ST8 7PN



**Price £475,000**

Here at Carters we are excited to welcome to the market this impressive four bedroom, detached family home, which boasts breathtaking far reaching views over the Staffordshire Countryside and towards Brown Edge. It benefits from picturesque walks and the very best of the local towns amenities such as schools, doctors, supermarkets and the leisure centre with the likes of: Biddulph Valley Way and Knypersley Reservoir, Knypersley First School, James Bateman Middle and Biddulph High School all just around the corner.

This executive residence occupies a generous plot within a prestigious non-estate location, which provides a fantastic purchase for young and growing families alike, making this a perfect home to move into and enjoy right from day one. Stepping into the property you are welcomed by the entrance hall with stairs to the first floor leading off. The lounge is to the front which features a log burner providing that warm and cosy feeling to unwind in after a long day. The kitchen living space is spectacular and a great space to entertain family and friends, the modern fitted kitchen boasting integrated appliances, a large island, dining area, sitting area and bi-folding doors opening out onto the landscaped rear garden. The W/C and utility lead off with extra storage space, plumbing for a washing machine and dryer, and door to the integral garage. Heading upstairs you will find four good size bedrooms, a modern en-suite with an oversized bath and the family bathroom all to enjoy. The beauty doesn't stop there, externally is landscaped, the front is low maintenance with a tarmac driveway providing ample off road parking, leading to the integral garage. The rear is private and enclosed and provides that tranquil setting to enjoy with family and friends on those warm evenings. It comprises of a paved patio area which leads to a spacious gravel and artificial garden with a further paved patio area to sit and take in those stunning views this home offers!!

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## Entrance Hall

Solid oak double glazed entrance door to the front elevation. Radiator. Laminate flooring. Stairs to the first floor.

## Lounge

17'5 into bay x 11'10 (5.31m into bay x 3.61m)

UPVC double glazed bay window to the front elevation.

Log burner with a granite hearth and oak mantle. Radiator. Television point.

## Kitchen Living Area

24'7 max x 21'8 max (7.49m max x 6.60m max)

UPVC double glazed bi folding doors and UPVC double glazed window to the rear elevation. Two Bolted skylights.

Modern fitted kitchen with drawers, base and wall units. Oak work surfaces incorporating oversized Belfast sink with mixer tap. Built in NEFF electric oven, grill and microwave. NEFF electric 5 rings hob and oversized extractor hood. Integrated fridge/freezer and dishwasher. Large island with an oak work surface providing base units and seating area. Laminate flooring. Partially tiled walls. Two radiator's. Television point. Inset ceiling spotlights.

## Utility Room

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window to the rear elevation.

Modern fitted base and wall units. Inset stainless steel sink. Wood effect tiled flooring. Space and plumbing for a washing machine and dryer. Door to integral garage.

## W/C

Low level W/C. Wall mounted wash hand basin. Laminate flooring. Partially tiled walls. Radiator. Inset ceiling spotlights.

## First Floor Landing

Loft access. Storage cupboard. Oak banister with glass panels.

## Bedroom One

15'3 x 8'8 (4.65m x 2.64m)

UPVC double glazed window to the front elevation.

Radiator. Television point.

## En Suite Bathroom

UPVC double glazed window to the rear elevation.

Modern fitted suite comprising of oversized bath. Vanity wash hand basin. Low level W/C. Vinyl flooring. Fully tiled walls. Shaver point. Towel rail. Inset ceiling spotlights.

## Bedroom Two

17'8 into bay x 10'4 (5.38m into bay x 3.15m)

UPVC double glazed bay window to the front elevation.

Radiator. Television point.

## Bedroom Three

10'9 x 10'3 (3.28m x 3.12m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Four

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window to the front elevation.

Radiator.

## Large Family Bathroom

UPVC double glazed window to the rear elevation.

Modern fitted suite comprising of a panelled bath with wall mounted rainfall shower. Wall mounted wash hand basin. Low level W/C. Vinyl flooring. Partially tiled walls. Radiator. Vertical grey towel rail. Inset ceiling spotlights.

## Exterior

To the front there is a tarmac driveway providing ample off road parking. The garage is integral with an electric up and over door. To the rear you will find an attractive and landscaped garden which is very spacious and provides a great space for all the family to enjoy.

## Garage

Electric up and over roller door. Lighting.

## Additional Information

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

## Services

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

Broadband Fibre.

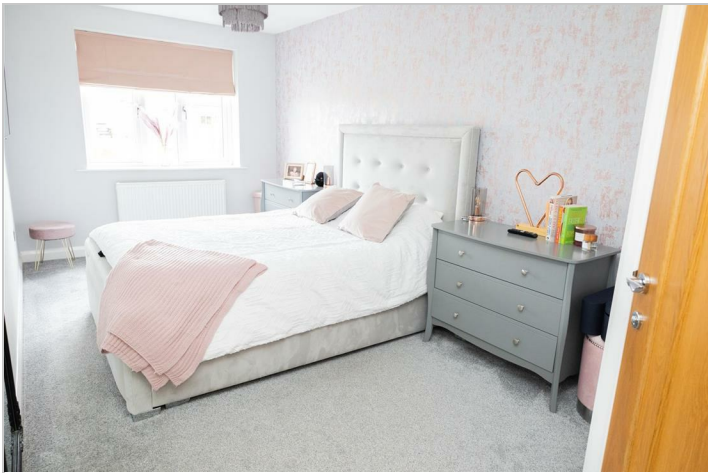
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



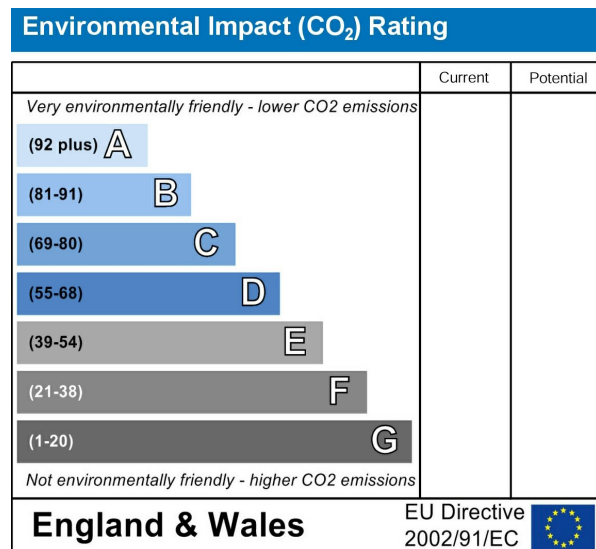
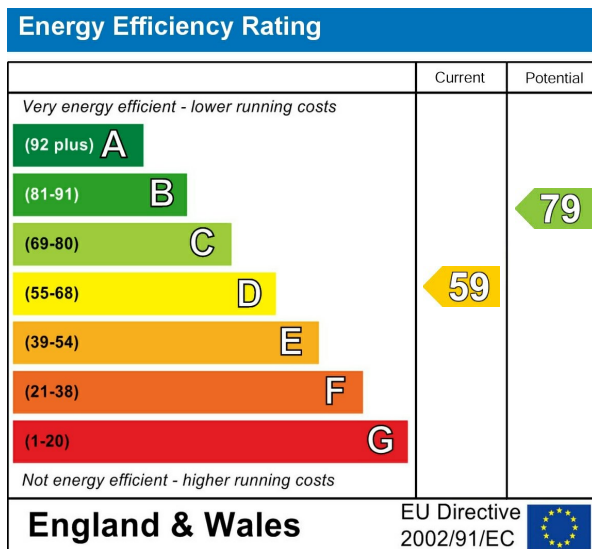
## Road Map



## 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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