



## 121 Tunstall Road

Knypersley, ST8 7AA

**Price £420,000**



This impressive property is nestled within a quaint residential development, tucked away at the head of the cul-de-sac. It is situated on the outskirts of both Biddulph town centre and Knypersley. Being within a short walking distance to fantastic local amenities, schools and walks, it is an excellent area to set down roots and raise a growing family, with the likes of Biddulph Valley Way, James Bateman School and Knypersley First School just a short walk away.

The current owners have substantially invested in the property to extensively extend and renovate to the highest of standards throughout. On approach, you will be blown away by the impressive size, plot, and kerb appeal this home holds, with a part rendered frontage and opulent feature cladding, two driveways, and a double garage. The plot wraps around, enjoying an extensive garden which boasts plenty of space to entertain friends and family, whether that's a bbq sat under the pergola or relaxing on the patio.

The accommodation is stylish and welcoming, allowing plenty of space for the family to grow. It comprises of a spacious entrance hall, which leads you through the entire ground floor. The living room to the front enjoys a box bay window and a feature media wall. Carry on through, towards the rear where there is a large entertaining kitchen/diner. Here is the hub of the home and undoubtedly where you will spend most of your time, it is the perfect place to cook, relax and entertain boasting a modern fitted kitchen, integrated appliances and another feature media wall, with a utility room leading off. If that wasn't enough, there are also two double bedrooms situated on the ground floor, as well as a contemporary family bathroom suite. Head up the stairs where there is more space to enjoy, with two further double bedrooms and another family bathroom suite, as well as a generous landing space which can be utilised for as a 'mancave', study or a teenage chill area, the options are endless.

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## Entrance Hall

Composite front entrance door. UPVC double glazed side window. Stairs leading off to the first floor. Recessed ceiling down lighters. Coving. Victorian style matte black radiator. Oak floor.

## Living Room

16'04 x 14'01 (4.98m x 4.29m)  
UPVC double glazed box window to the front elevation. Feature media wall with feature paneling and burning log effect electric fireplace. Bi-fold doors to the side elevation. Coving. Victorian style matte black radiator. Solid oak flooring.

## Kitchen/Diner

22'02 x 11'07 (6.76m x 3.53m)  
Two UPVC double glazed windows to the rear elevation. A selection of high gloss wall, drawer and base units with granite worktops with and a one and a half resin sink, drainer and mixer tap. A four ring induction hob with a modern extractor hood. Built in dishwasher, fridge-freeze and double oven. Feature media wall with feature paneling and an electric fireplace with a burning log effect. Bi-fold patio door to the side elevation. Access to the utility. Recessed ceiling down lighters. Coving. Black vertical radiator. Oak flooring.

## Utility Room

6'10 x 6'07 (2.08m x 1.85.01m)  
Double glazed composite back door and UPVC double glazed window to the rear elevation. Wall and base units with marble worktops. Space and plumbing for a washing machine and dryer. Recessed ceiling down lighters. Coving. Vertical matte black radiator. Tiled flooring.

## Bedroom Four

11.02 x 10.08 (3.35m.0.61m x 3.05m.2.44m)  
UPVC double glazed window to the rear elevation. Feature paneling. Fitted wardrobes. Coving. Victorian style black radiator.

## Bedroom Three

11.08 x 11.02 (3.35m.2.44m x 3.35m.0.61m)  
UPVC double glazed window to the front elevation. Feature paneling. Fitted wardrobes. Coving. Victorian style black radiator.

## Ground Floor Bathroom

UPVC double glazed window to the front elevation. A four piece suite comprising of a free standing oval bath with mixer tap and handheld shower, a walk in shower enclosure with both a waterfall and handheld shower head, double vanity hand wash base unit and recessed WC. Recessed ceiling down lighters. Coving. Fully tiled walls and flooring.

## First Floor Bathroom

9.01 x 7.00 (2.74m.0.30m x 2.13m.0.00m)  
UPVC double glazed window to the front elevation. A four piece suite comprising of a free standing oval bath, a tiled shower enclosure with both a waterfall and a handheld shower head, vanity hand wash basin and a recessed WC. Recessed ceiling down lighters. Heated ladder towel rail. Tiled flooring.

## First Floor Landing

Recessed ceiling down lighters. Storage cupboard. Victorian style black radiator.

## Bedroom One

11.08 x 17.06 (3.35m.2.44m x 5.18m.1.83m)  
UPVC double glazed windows to both the front and the side elevation. Victorian style matte black radiator.

## Bedroom Two

17.04 x 10.00 (13'08 max) (5.18m.1.22m x 3.05m.0.00m (4.17m max))  
UPVC double glazed window to the side elevation. Storage cupboard. Recessed ceiling down lighters. Victorian style matte black radiator.

## Double Garage

18.09 x 17.08 (5.49m.2.74m x 5.18m.2.44m)  
Two UPVC double glazed windows to the side elevation. Double glazed patio doors to the side elevation. Electric roller door. Wall, drawer and base units with plumbing for a washing machine. Power and lighting.

## Exterior

To the front there is a block paved driveway which provides off road parking for several vehicles, and decorative paving, leading to the entrance of the property. The property has recently been rendered and has a decorative wooden cladding finish. The rear garden is a very generous size, low maintenance and enjoys a vast area of lawn as well as a large patio area with a wooden gazebo and wooden sleepers/planters. Outside Tap.

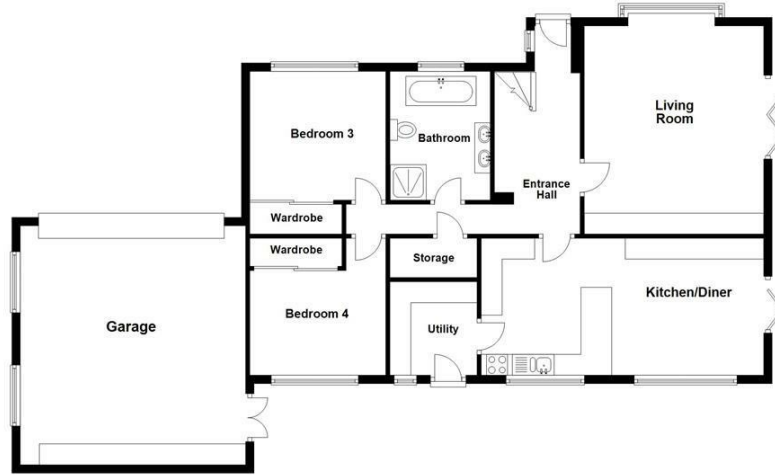
## Additional Information

Freehold and council tax band E.

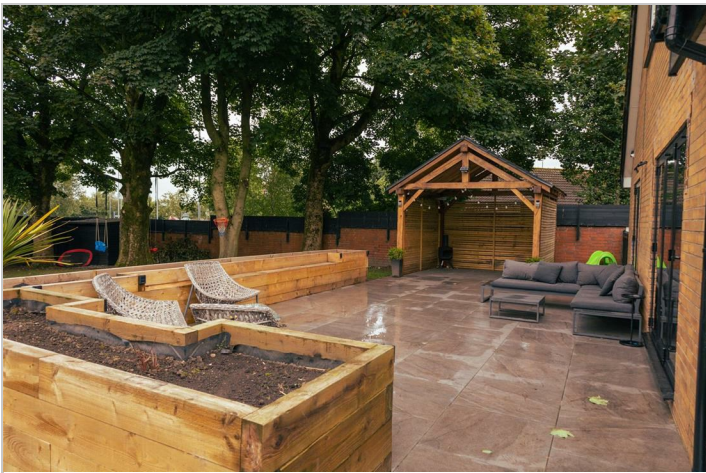
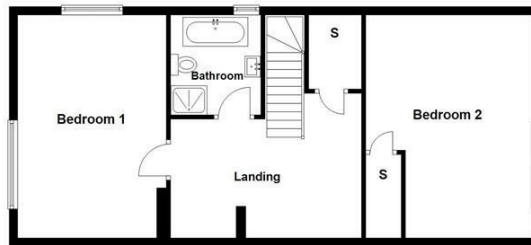
PROPERTY SIZE: APPROX 1109 square feet / 103 square metres.

Tel: 01782 470391

Ground Floor



First Floor



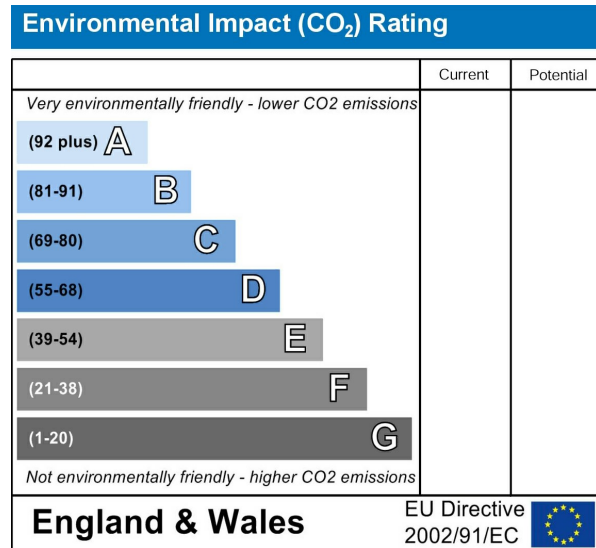
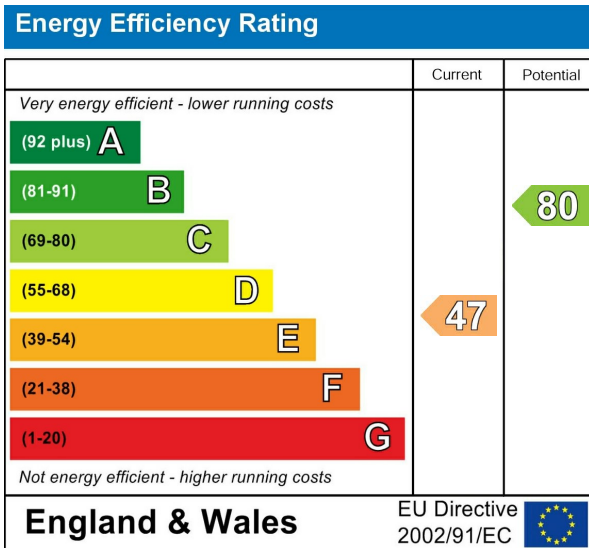
## Road Map



## 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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