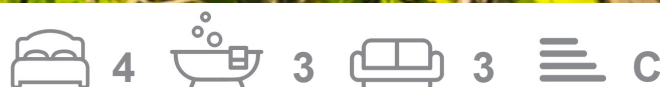




## 145 Park Lane

Knypersley, ST8 7PN



### Offers in the region of £488,000

Here at Carters, we are pleased to welcome to the market this charming detached family home which has been thoughtfully renovated by the current owners, combining modern amenities with traditional charm, making it a perfect choice for those seeking a property with character in a desirable location.

Once you have entered through the porch, you are welcomed into the heart of the home- the partially open-plan kitchen, dining, and sitting area, which creates a warm and inviting atmosphere, perfect for family gatherings or hosting friends. Additionally, a separate living room offers a quiet retreat for those seeking a moment of peace which offers a multi-fuel log burner and access into the conservatory which is a great spot for sitting on sunny days overlooking the garden and its stunning views. The ground floor also benefits from a utility room and a downstairs WC. The main bedroom is a true delight, which enjoys fitted wardrobes and vanity area along with its very own en-suite shower room.

Upstairs features three well-appointed bedrooms, two of which boast fitted wardrobes, this residence is designed to accommodate families of all sizes comfortably. You will feel like you are attending a spa day when you enter the family bathroom, with a four piece suite and views of the countryside, it is somewhere to escape to and truly relax and recharge.

The exterior of the property is equally impressive, featuring a generous plot with off-road parking for up to five vehicles, ensuring convenience for residents and guests alike. The beautifully landscaped back garden is a true highlight, offering stunning open views and a delightful putting green, ideal for leisurely afternoons spent outdoors with the children or entertaining family and friends with BBQ's.

Whether you are looking for a family home or a tranquil retreat, this property on Park Lane is sure to impress so call Carters now on 01782 470391 to arrange a viewing.



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## Offers in the region of £488,000



### Porch

Composite entrance door, double glazed side lights and fanlight to the front elevation. UPVC double glazed window to the side elevation. Recessed ceiling downlighter. Tiled floor.

### Dining Area

18 x 9'09 (5.49m x 2.97m)

UPVC double glazed windows to the side elevation. Large sky lantern. Recessed ceiling downlighters. Tiled feature wall with an electric fireplace. Tiled floor.

### Kitchen

11'02 x 9'02 (3.40m x 2.79m)

UPVC double glazed window to the side elevation. A good selection of wall, drawer and base units with granite worksurfaces and an inset one and a half stainless steel sink and mixer tap. A built-in wine cooler. Built-in double electric oven. Radiator. Archway into the utility. Recessed ceiling downlighters. Tiled floor.

### Utility

9'02 x 7'08 (2.79m x 2.34m)

UPVC double glazed entrance door and window to the side elevation. Base units and a laminate worksurface. Space and plumbing for a washing machine. Space for a fridge/freezer. Understairs storage cupboard. Radiator. Tiled floor.

### Snug Area

10'10 x 10'05 (3.30m x 3.18m)

Media wall with a built-in electric feature fireplace with a log burning effect. Recessed ceiling downlighters. TV point. Radiator. Stairs to the first floor. Tiled floor.

### Downstairs WC

UPVC double glazed window to the side elevation. Recessed W/C. Wall mounted wash hand basin. Recessed ceiling down lighters. Tiled walls. Modern vertical radiator. Tiled flooring.

### Living Room

15'02 x 13'05 (4.62m x 4.09m)

UPVC double glazed french patio doors to the rear elevation. Large multi fuel burner with a brick surround and wooden mantle. Recessed ceiling down lighters. Radiator. Television point.

### Conservatory

8 x 7'04 (2.44m x 2.24m)

UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the side and rear elevation. Vinyl flooring.

### Bedroom One

18'01 (max) x 16'01 (max) (5.51m (max) x 4.90m (max))

Two UPVC double glazed window to the front elevation and one to the side elevation. Loft access. Recessed ceiling down lighters. Fitted wardrobes. Fitted vanity area with drawers. Radiator.

### Bedroom One En-Suite Shower Room

Modern fitted suite comprising of a walk in shower enclosure, with a wall mounted shower and rainfall shower head. Vanity wash hand basin. Recessed W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

### First Floor Landing

UPVC double glazed featured stain glass window to the side elevation. Loft access. Radiator. Two storage cupboards.

### Bedroom Two

13'09 x 12'09 (4.19m x 3.89m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Built in wardrobes. Radiator.

### Bedroom Three

12'10 x 7'08 (3.91m x 2.34m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Built in wardrobes. Radiator.

### Bedroom Four

9'04 x 8'04 (2.84m x 2.54m)

UPVC double glazed window to the front elevation. Coving to the ceiling. Radiator.

### Family Bathroom

UPVC double glazed windows to the side elevation. Modern four piece suite comprising of a walk in shower enclosure with a wall mounted shower and rainfall shower head. Jacuzzi bath. built in vanity wash hand basin and recessed W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

### Exterior

To the front there is a tarmacadam driveway with garden frontage to either side of the entrance walls-one with a lawn and one with decorative gravel. Gated side access and three storage outbuildings. The back garden is landscaped with an Indian stone patio, artificial grass/putting green and open field views to the rear. Hardwired CCTV and outdoor lighting. Hot tub included if you wish.

### Additional Information

Freehold and council tax band E.

PROPERTY SIZE: APPROX 990 square feet / 92 square metres.

### Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

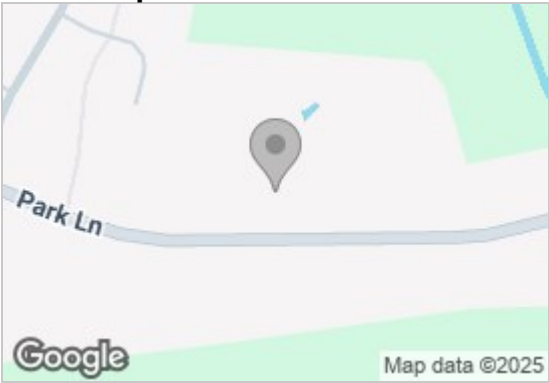
Tel: 01782 470391



145 Park Lane, Knypersley



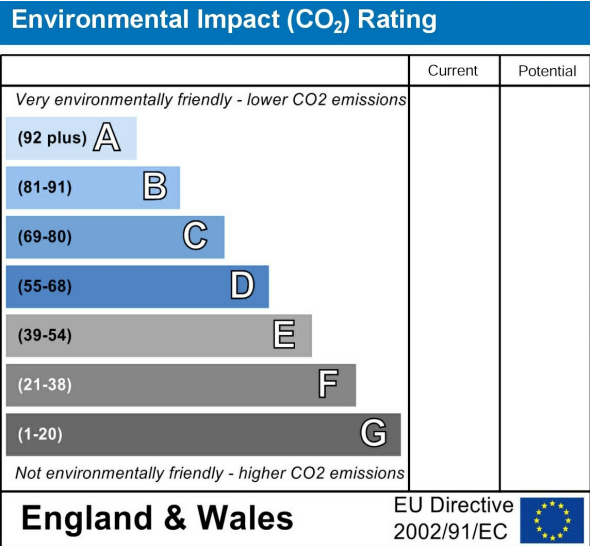
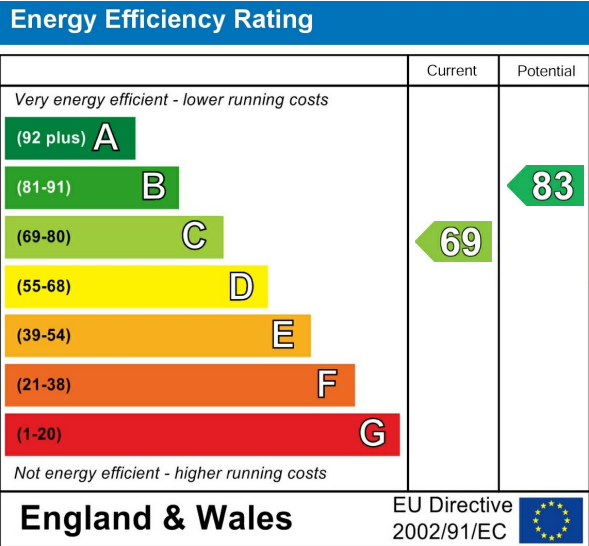
Road Map



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.