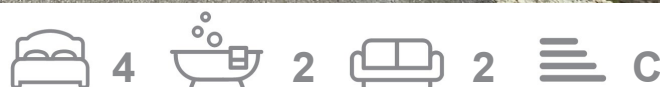




## 4 Larkfields

Kidsgrove, ST7 4UT



### Offers in excess of £300,000

Carters are proud to welcome to the market this wonderful detached family home, offering a perfect combination of spacious and modern living. This impressive home is beautifully presented throughout, making it an ideal purchase to any buyer.

The property features two inviting reception rooms, including a living room that boasts a delightful log burner, perfect for cosy evenings. The dining room provides an ideal space for family gatherings, while the modern fitted kitchen, complete with integrated appliances and a breakfast area, is sure to impress any culinary enthusiast. The ground floor also benefits from a convenient utility room and a W/C, enhancing the practicality of the home. Upstairs, you will find four well-proportioned bedrooms, one of which includes an en suite bathroom, alongside a family bathroom that caters to the needs of the household. Outside, the property offers off-road parking for two vehicles, a garage, and an attractive, spacious rear garden, perfect for outdoor entertaining or simply enjoying the fresh air whilst the children play.

The location is particularly advantageous, being close to good local schools and amenities, as well as the vibrant Kidsgrove town centre. For those who enjoy nature, Bath Pool Country Park and the historic Mow Cop Castle are just a short drive away, providing ample opportunities for leisurely walks and exploration.

This delightful home is ideal for families seeking a peaceful yet convenient lifestyle in Stoke-On-Trent. Don't miss the chance to make this wonderful property your own.



# 4 Larkfields

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## Entrance Hall

Composite double glazed entrance door to the front elevation.

Coving to the ceiling. Radiator. Stairs to the first floor. Under stairs storage. Laminate flooring.

## W/C

UPVC double glazed window to the front elevation.

Vanity wash hand basin. Low level W/C. Partially tiled walls. Radiator. Tiled flooring.

## Living Room

17'10 x 11'5 (5.44m x 3.48m)

UPVC double glazed bay window to the front and a UPVC double glazed window to the side elevation.

Featured log burner with a tiled hearth and oak mantle. Coving to the ceiling. Two radiators. Television point.

## Dining Room

12'1 x 9'0 (3.68m x 2.74m)

UPVC double glazed french patio doors to the rear elevation.

Coving to the ceiling. Radiator.

## Kitchen/Diner

17'1 x 14'3 (5.21m x 4.34m)

UPVC double glazed french patio doors to the rear elevation.

A selection of modern handleless wall, drawer and base units. Work surfaces

incorporating inset a one and a half, stainless steel sink with a single drainer and mixer tap. Built in electric double oven, four ring electric hob and extractor hood. Integrated fridge, freezer, and dishwasher. Island with storage below. Recessed ceiling down lighters. Two radiators. Laminate flooring.

## Utility Room

8'5 x 7'4 (2.57m x 2.24m)

Loft access. Space and plumbing for a washing machine. Tiled flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.

Loft access. Built in storage cupboard.

## Bedroom One

11'8 x 11'0 (3.56m x 3.35m)

Two UPVC double glazed window to the front elevation. Radiator.

## En Suite

UPVC double glazed window to the side elevation.

A modern suite comprising of a shower enclosure, with a wall mounted shower. Vanity wash hand basin. Recessed W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

## Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Three

7'11 x 7'6 (2.41m x 2.29m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Four

7'6 x 7'4 (2.29m x 2.24m)

UPVC double glazed window to the front elevation.

Radiator.

## Bathroom

Modern fitted suite comprising of a panelled bath. Vanity wash hand basin. Recessed W/C. Recessed ceiling down lighters. Partially tiled walls. Radiator. Tiled flooring.

## Exterior

To the front there is a small lawned garden with mature plant and shrub borders. There is a tarmac driveway providing off road parking which leads to the integral garage. The rear is attractive and enclosed with a block paved patio area and steps leading up to a spacious lawned garden with seasonal plant and shrub borders.

## Garage

9'7 x 8'0 (2.92m x 2.44m)

Electric roller door. Power and lighting.

## Additional Information

Freehold.

Council Tax Band D.

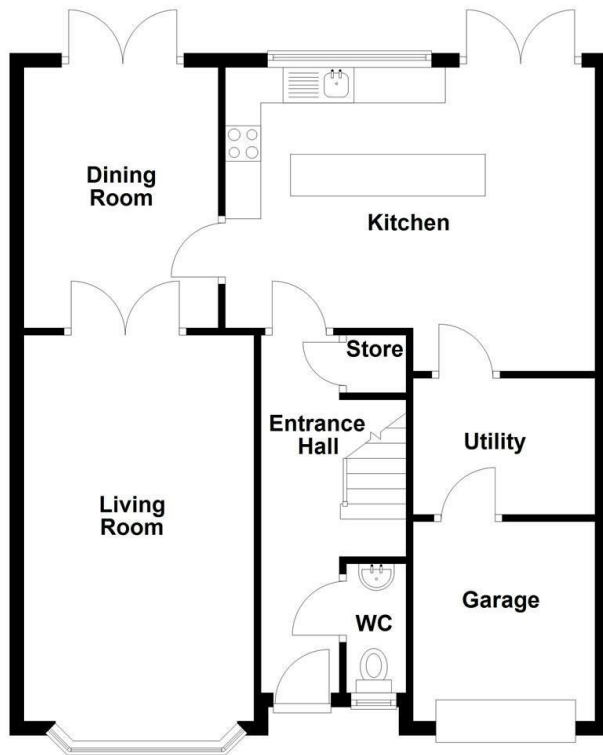
PROPERTY SIZE: APPROX:  
1216 square feet / 113 square metres.

## Disclaimer

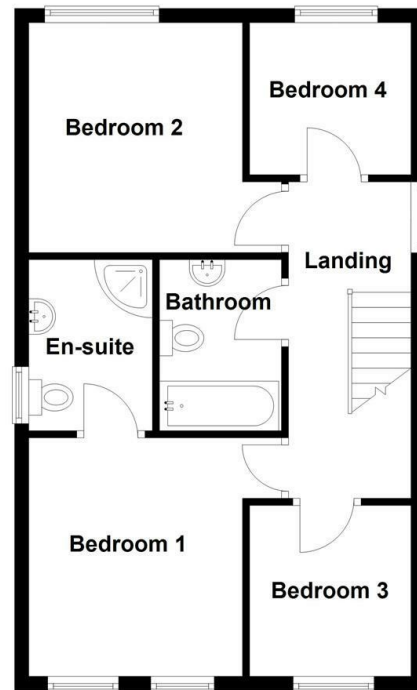
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Ground Floor



First Floor





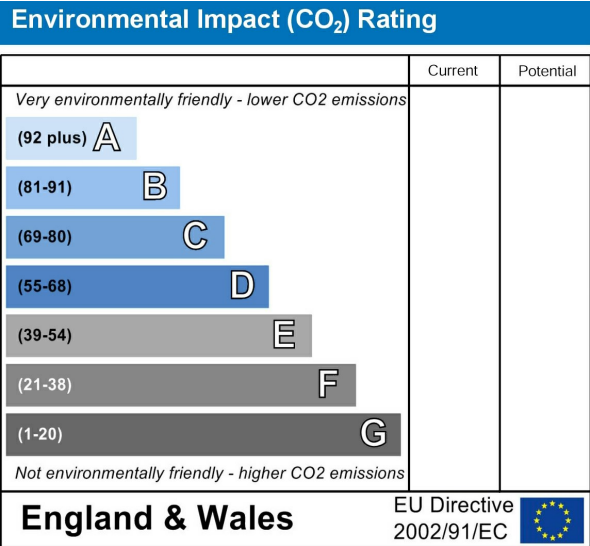
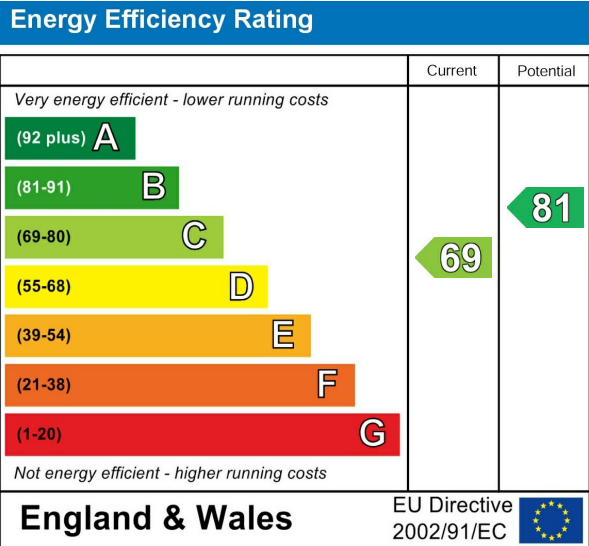
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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