



## 27 Pen-Y-Bont Walk

Knypersley, ST8 7XJ

**Price £315,000**



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NO ONWARD CHAIN!!!

Here at Carters, we are pleased to welcome to the market this beautifully presented detached property situated within a modern executive estate which is sought after by many. With three generously sized reception rooms, this property provides ample space for growing families or for those who like to entertain.

The luxurious fitted kitchen with separate utility area is a standout feature, designed to meet the needs of any culinary enthusiast, making it the heart of the home. The residence boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family and guests alike. Additionally, the two bathrooms provide convenience and privacy, catering to the demands of a busy household.

Situated close to Coppice Woods, this home benefits from a fantastic location that combines tranquillity with accessibility. The property also includes parking for up to three vehicles, a valuable asset in today's busy world.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or looking for a spacious retreat, this property is sure to impress. Do not miss the opportunity to view this exceptional home in a sought-after area.



# 27 Pen-Y-Bont Walk

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## Entrance Hall

UPVC double glazed entrance door to the front elevation.

Access to the stairs. Built in storage cupboard. Radiator. Karndean flooring.

## Living Room

15'8" x 10'3" (4.78m x 3.12m)

UPVC double glazed bay window to the front elevation.

Gas fire with stone mantle and surround and slate hearth. Two radiators. TV ariel point. Karndean flooring.

## Dining Room

8'2" x 8'11" (2.49m x 2.72m)

UPVC double glazed french doors to the rear elevation.

Radiator. Karndean flooring.

## Conservatory

10' x 10'9" (3.05m x 3.28m)

UPVC double glazed french doors to the side elevation. UPVC double glazed windows to the side and rear elevations.

Ceiling fan light. Electric air vent with rain sensor. Tiled flooring with underfloor heating.

## Kitchen / Utility Area

18' x 8' (5.49m x 2.44m)

UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation. Integral door to access the garage.

Modern handle-less high gloss fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. LED lighting to kick boards. Spot lights under wall units. Two stainless steel sinks with toughened glass finish. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Integrated fridge. Space for a washing machine. Partially tiled walls. Two radiators. Tiled flooring.

## W.C

5'8" x 3'9" (1.73m x 1.14m)

UPVC double glazed window to the front elevation.

Mid level w.c. Wall mounted wash hand basin. Radiator. Karndean flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft having a ladder and being partially boarded. Built in storage cupboard / airing cupboard with a radiator. Radiator.

## Bedroom One

10'4" x 11'9" (3.15m x 3.58m)

UPVC double glazed window to the front elevation.

Built in solid wood "Sharps" wardrobes with built in solid wood vanity table. TV ariel point. Radiator.

## En Suite

7'10" x 3'1" (2.39m x 0.94m)

UPVC double glazed window to the side elevation.

Shower cubicle with wall mounted shower. Pedestal wash hand basin. Mid level w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Karndean flooring.

## Bedroom Two

8'2" x 9'2" (2.49m x 2.79m)

UPVC double glazed window to the rear elevation.

Built in "Starplan" wardrobes. Radiator.

## Bedroom Three

6'4" x 8'6" (1.93m x 2.59m)

UPVC double glazed window to the rear elevation.

Built in "Starplan" wardrobes. Radiator.

## Bathroom

5'8" x 8'5" (1.73m x 2.57m)

UPVC double glazed window to the front elevation.

Panel bath with handheld shower attachment. Pedestal wash hand basin. Mid level w.c. Extractor fan. Partially tiled walls. Radiator. Karndean flooring.

## Garage

16'8" x 7'8" (5.08m x 2.34m)

Up and over garage door to the front elevation.

Power and lighting. Tiled flooring.

## Externally

To the front of the property is a tarmac driveway providing off road parking for up to three vehicles. Provision for an electric car charger. Front garden including a lawn with a selection of seasonal shrubs and plants. Gates to the side leading to the rear garden.

To the rear is a low maintenance private landscaped garden laid to stone with a patio area and a selection of plants, shrubs and flowers. Outside tap.

## Additional Information

Freehold. Council Tax Band D.

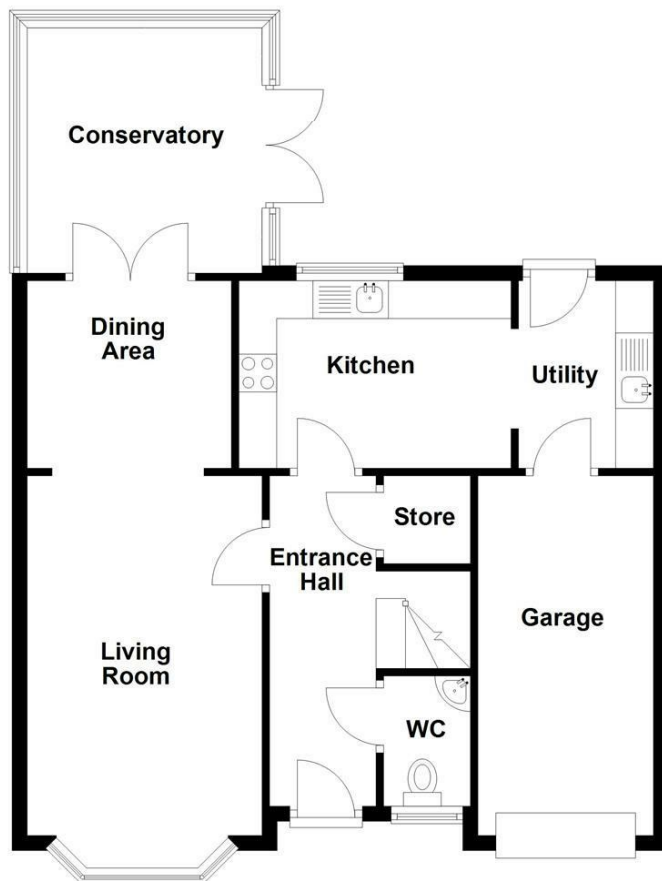
Total floor area : 90 square meters / 968 square feet.

## Disclaimer

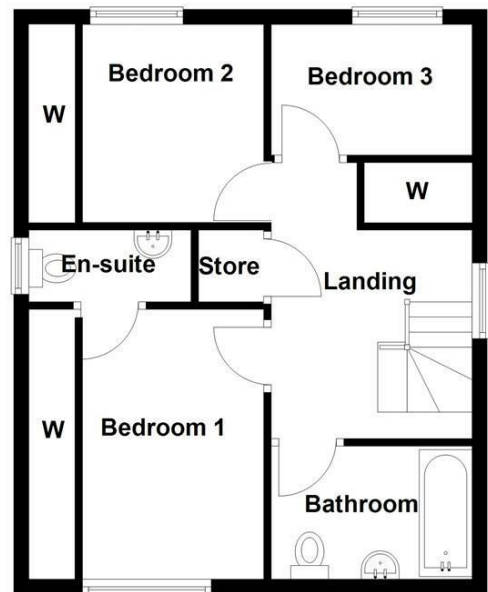
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Tel: 01782 470391

Ground Floor



First Floor





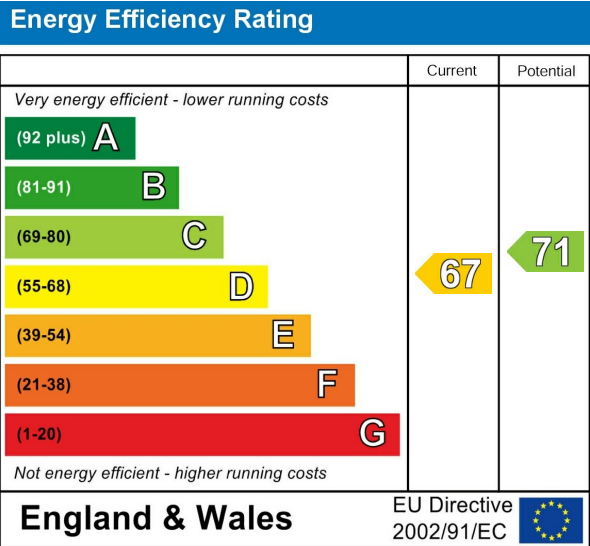
Road Map



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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