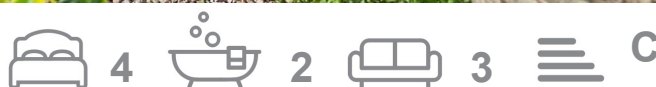




## 2 Conway Road

Knypersley, ST8 7AL



### Offers in the region of £495,000

Carters are delighted to welcome to the market this beautifully presented detached family home offering an exceptional living experience. Benefiting from approximately 3/4 acres of land, the property boasts ample space both inside and out, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you are welcomed into the entrance hall with a showcase glass balustrade staircase and a convenient ground floor w/c enhancing the practicality of the home. The lounge is spacious, complete with a multi fuel burner and a delightful bay window that allows natural light to flood the room. The modern fitted kitchen/diner is a true highlight, featuring integrated appliances and seamlessly opening into a family room. This area is perfect for entertaining, with sliding patio doors leading to the rear garden, creating a wonderful indoor-outdoor flow. The first floor comprises three generously sized bedrooms, including an en suite shower room, alongside a stylish four-piece family bathroom. A fourth bedroom is located on the second floor, providing flexibility for guests or a home office. Outside, the property offers ample off-road parking for up to five vehicles, ensuring convenience for family and visitors alike. The low-maintenance gardens are enclosed by gates, leading to the expansive land to the rear, perfect for outdoor activities or simply enjoying the tranquillity of the surroundings.

Situated in a great location, this home is within walking distance to good schools and the town centre, making it an excellent choice for families. This property truly combines spacious living with a beautiful setting, making it a must-see for anyone looking to settle in this desirable area.



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### Entrance Hall

Composite entrance door to the front elevation. Recessed ceiling down lighters. Stairs to the first floor. Under stairs storage cupboard.

### W/C

UPVC double glazed window to the side elevation. Low level W/C. Vanity wash hand basin with a solid wood storage unit below. Recessed ceiling down lighters. Tiled flooring with underfloor heating.

### Living Room

18'1 x 11'6 (5.51m x 3.51m)  
Wooden double glazed bay sash windows to the front elevation. Featured Multi fuel burner with a tiled hearth, stone surround and mantle. Recessed ceiling down lighters. Television point. Underfloor heating.

### Kitchen

12'9 x 8'7 (3.89m x 2.62m)  
UPVC double glazed entrance door to the side elevation. Two UPVC double glazed windows to the rear elevation with fitted shutter blinds. A selection of modern fitted wall, drawer and base units. Work surfaces incorporating inset sink with a drainer and mixer

tap. Built in electric oven, and microwave. Four ring gas hob. Integrated washing machine and fridge/freezer. Recessed ceiling down lighters. Tiled flooring with underfloor heating.

### Dining Area

8'7 x 7'2 (2.62m x 2.18m)  
Tiled flooring with underfloor heating. Archway through to the family room.

### Family Room

10'2 x 9'11 (3.10m x 3.02m)  
Two UPVC double glazed windows to the side elevation. UPVC double glazed sliding patio doors to the rear elevation. Recessed ceiling down lighters. Tiled flooring with underfloor heating.

### First Floor Landing

UPVC double glazed window to the side elevation. Solid oak hand rail with a glass balustrade. Underfloor heating.

### Bedroom One

11'11 x 11'7 (3.63m x 3.53m)  
Two UPVC double glazed window to the front elevation. Fitted wardrobes.

Recessed ceiling down lighters. Underfloor heating.

### En Suite

UPVC double glazed window to the side elevation. Modern fitted suite comprising of a shower enclosure, with a wall mounted shower and rainfall shower head. Wall mounted wash hand basin. Low level W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring with underfloor heating.

### Bedroom Two

11'7 x 8'7 (3.53m x 2.62m)  
Two UPVC double glazed window to the rear elevation. Recessed ceiling down lighters. Built in wardrobes. Underfloor heating.

### Bedroom Three

8'8 x 5'11 (2.64m x 1.80m)  
UPVC double glazed window to the front elevation. Underfloor heating.

### Bathroom

UPVC double glazed window to the rear elevation. A modern fitted four piece suite comprising of a corner shower

enclosure, with a wall mounted shower and rainfall shower head. Panelled bath. Vanity wash hand basin. Recessed W/C. Recessed ceiling down lighters. Tiled walls. Chrome heated ladder towel rail. Tiled flooring.

### Second Floor Landing

Solid oak hand rail with a glass balustrade. Underfloor heating.

### Bedroom Four

12'6 x 10'8 (3.81m x 3.25m)  
Two velux windows to the rear elevation. Underfloor heating. Storage into the eaves.

### Exterior

To the front of the property there is a tarmac driveway providing ample off road parking, and a gravel garden housing mature plants and shrubs. To the side there are wooden gates which lead to the rear where you will find, gravel and paved seating areas, storage garage with electricity, hot and cold water tap, and power sockets. The rear garden is housed with seasonal plants and shrubs with a gate that leads through to 3/4 of an acre of land.

### Additional Information

Freehold. Council tax band D.

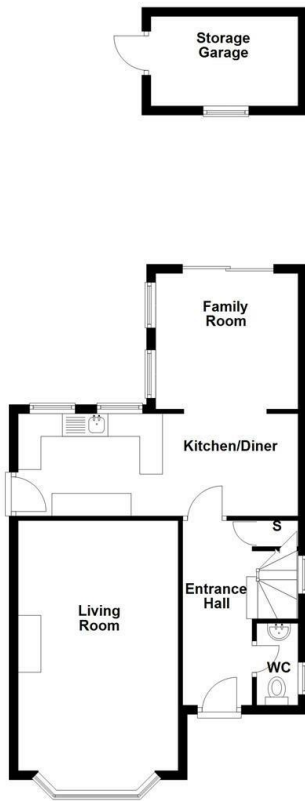
PROPERTY SIZE:  
APPROX: 1248 square feet / 116 square metres.

### Disclaimer

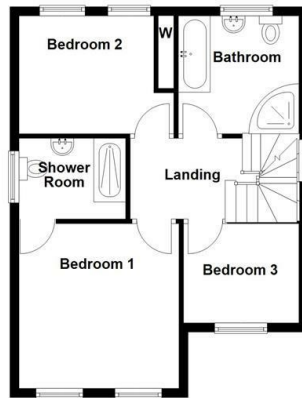
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Tel: 01782 470391

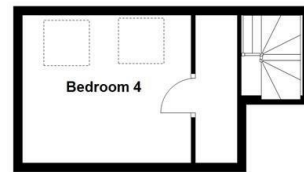
Ground Floor



First Floor



Second Floor





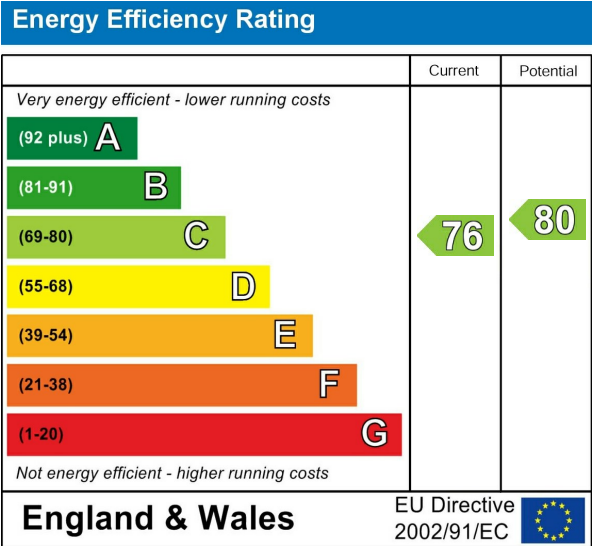
Road Map



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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