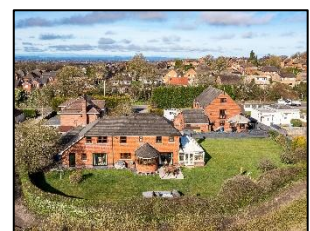


Rozel, Harecastle Court,
Newcastle Road, Talke, ST7 1UR



5 2 4

Asking Price: £750,000





We are delighted to introduce to market this imposing five bedroom detached family home sitting proudly at the top of a private road with driveway parking, double garage and lawns stretching towards open countryside to the rear. Conveniently located for nearby Newcastle under Lyme and within easy commute of Manchester City Centre this property must be viewed to be appreciated.

The property boasts a wealth of character and style having been thoughtfully enhanced by the current owners comprising of entrance hall, living room with open fire place and bi-folding patio doors leading to timber decking area, a large conservatory with underfloor electric heating, a recently fitted bespoke kitchen/ diner creating the heart of the home, lounge/ diner with bi-folding patio doors, utility room with fitted cupboards and under-counter plumbing points, study and cloakroom.

The first floor offers principal bedroom with dressing room & en-suite, two double bedrooms with dressing room and en-suite, two further well proportioned bedrooms and family bathroom with roll top bath. The property benefits from double glazing and gas boiler supplied Rehau underfloor heating system throughout.

Externally: a large block paved driveway sweeps around the property to a double garage with electric roller shutter leading to rear and side gardens laid to lawn with timber decking & patio seating areas, workshop/ shed bordered by mature trees and shrub beds.

Tenure: Freehold



Accommodation Briefly Comprising of:

Entrance Hall to Ground Floor: Wooden exterior door, double interior doors leading to sitting room, double interior doors leading to kitchen/ diner, entrance to open staircase, interior doors to cloakroom & study.

Sitting Room: 26'11" x 11'5" max (7.96m x 3.51m) wooden double glazed bay sash window to front elevation, brick open hearth & fireplace, aluminium bi-folding patio doors to rear elevation, uPVC/ glass door leading to conservatory.

Kitchen/ Diner: 21'6" x 18'4" max (6.56m x 5.58m) wooden double glazed windows into large dining area bay & double glazed sash window to rear elevation, a range of matching wall and base cupboards under granite worktop, breakfast bar, composite sink & mixer tap, integrated fridge & dishwasher, gas range stove & extractor set within chimney breast, interior door leading to lounge/ diner.

Lounge/ Diner: 28'4" x 13'1" max (8.67m x 4.0m) wooden double glazed sash window to front elevation, aluminium bi-folding patio doors to rear elevation, interior door leading to utility room.

Utility Room: 12'0" x 9'7" max (3.68m x 2.98m) wooden double glazed sash windows to rear & side elevations, a range of matching base units, ceramic sink & mixer tap, undercounter plumbing point, wall mounted Worcester system boiler, internal door leading to integral garage, aluminium/ glass exterior door to rear garden.

Cloakroom: 7'8" x 3'3" max (2.39m x 1.01m) white suite comprising of hand basin & mixer tap inset over vanity cupboard, low level flush toilet.

Study: 11'7" x 8'3" max (3.57m x 2.52m) wooden double glazed sash window to front elevation.

Conservatory: 22'6" x 13'1" max (6.89m x 4.0m) uPVC double glazed windows with bespoke integrally fitted Venetian blinds, uPVC patio doors to rear garden, electric underfloor heating.

First Floor Landing: interior doors leading to bedrooms, main bathroom & storage cupboard housing emersion tank.

Bedroom One: 13'4" x 11'4" max (4.10m x 3.47m) wooden double glazed sash window to front elevation, interior doors leading to dressing room & en-suite shower room.

Dressing Room: 9'8" x 5'5" max (3.01m x 1.67m) wooden double glazed sash window to rear elevation, fitted clothes rail & shelving.

En-suite Shower Room: 10'0" x 5'5" max (3.06m x 1.67m) wooden double glazed sash window to front elevation, white suite comprising of hand basin inset over vanity cupboard, low level flush toilet, shower cubicle with fitted Triton electric shower.

Bedroom Two: 13'8" x 11'7" max (4.20m x 3.57m) wooden double glazed sash window to front elevation, interior door leading to dressing room.

Dressing Room: 9'8" x 6'9" max (3.0m x 2.10m) wooden double glazed sash window to front elevation, fitted clothes rail & shelving, interior door leading to en-suite shower room.

En-suite Shower Room: 6'7" x 6'3" max (2.06m x 1.92m) wooden double glazed sash window to front elevation, white suite comprising of pedestal sink & mixer tap, low level flush toilet, shower cubicle with fitted Triton electric shower.

Bedroom Three: 16'1" x 10'4" max (4.92m x 3.16m) wooden double glazed sash window to rear elevation, interior doors leading to dressing room & en-suite shower room.

Dressing Room: 8'2" x 5'8" max (2.51m x 1.78m) fitted clothes rail & shelving.

En-suite Shower Room: 7'5" x 5'6" max (2.29m x 1.73m) wooden double glazed sash window to rear elevation, white suite comprising of pedestal sink & mixer tap, low level flush toilet, shower cubicle with fitted Triton electric shower.

Bedroom Four: 11'6" x 8'9" max (3.54m x 2.71m) wooden double glazed sash window to rear elevation.

Bedroom Five: 10'3" x 9'9" max (3.16m x 3.02m) wooden double glazed sash window to rear elevation.

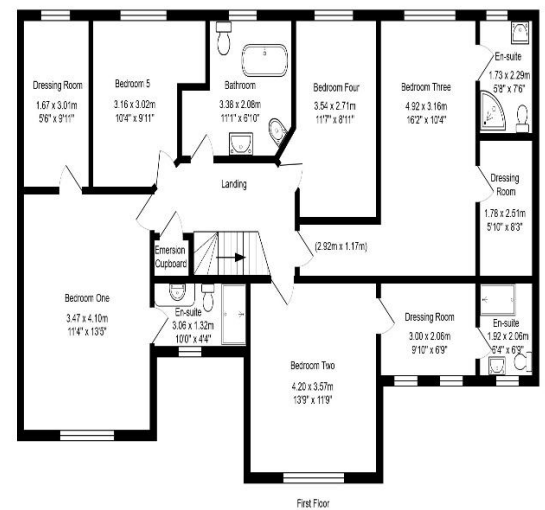
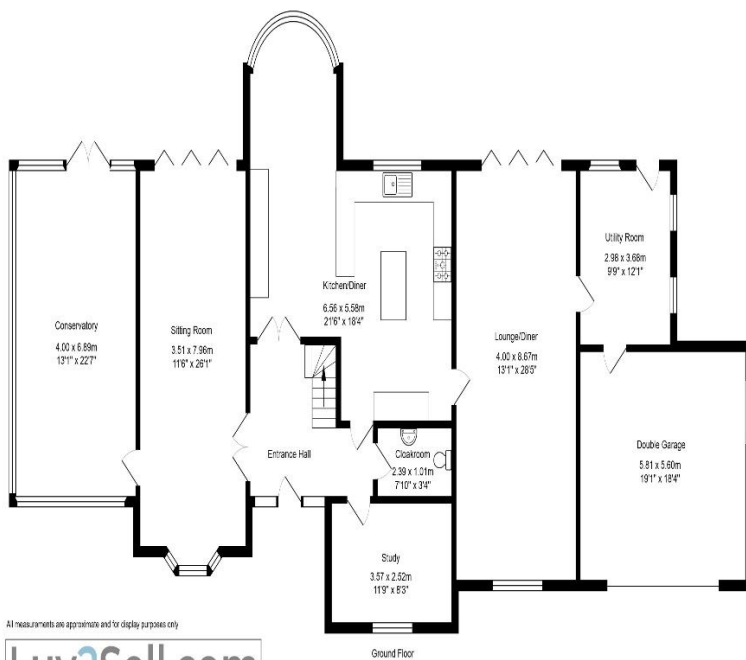
Bathroom: 11'1" x 6'8" max (3.38m x 2.08m) wooden double glazed sash window to rear elevation, white bathroom suite comprising of pedestal sink & mixer tap, Victorian roll top bath with mixer tap & shower head, toilet.

Garage: 19'1" x 18'4" max (5.81m x 5.60m) electric roller shutter door, central vacuum pump unit.

COUNCIL TAX BAND E

Note: Services, appliances and heating system have not been tested by the agent, and all measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only

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