



26 Boon Hill Road

Bignall End, Stoke On Trent, ST7 8LA

Offers in the region of £359,950



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Ground Floor

Hallway

Having wood laminate flooring, radiator, ceiling light fitting, double glazed window to side elevation, stairs to the first floor and door to:

Lounge

An exceptionally spacious open plan lounge diner offering two feature log burners with slate hearth and wooden mantle beams above, wood laminate flooring throughout, two ceiling light fittings with ceiling rose, ample sockets, coving to the ceiling, radiator, four wall light fittings, UPVC double glazed bay window to front elevation, UPVC double glazed sliding doors to the conservatory and door accessing:

Reception/Bedroom Five

With fitted carpet, ceiling light fitting, UPVC double glazed window to front elevation, ample sockets, radiator and access into loft space via hatch

Breakfast Kitchen

Comprising of a range of wall, base and drawer units with wood style working surfaces over and integral appliances including: NEFF high level double oven, four point electric hob and Farmhouse style sink. With tiled flooring, ample sockets, three ceiling light fittings, radiator, UPVC double glazed window to rear overlooking the garden and UPVC double glazed sliding doors into the conservatory

Utility Room

Having tiled flooring, UPVC double glazed window to side elevation, UPVC door opening to the front elevation, ample sockets, space/plumbing for a

washing machine, door to airing cupboard housing the boiler and door to:

Shower Room

With a low level push flush WC, pedestal hand basin and corner shower, tiled flooring, ceiling light fitting, radiator and UPVC double glazed window to side elevation.

Conservatory

Having UPVC double glazed window to side and rear elevations, two wall light fittings, tiled flooring, ample sockets, electric heater, UPVC sliding doors to the kitchen and lounge, and UPVC double glazed French doors opening to the garden.

First Floor

Landing

With fitted carpet, ceiling light fitting and doors to all first floor rooms, such as:

Master Bedroom

A generous principal bedroom having fitted storage/wardrobe units to each side of the chimneybreast, chimney air vent, wood flooring, ceiling light fitting, picture rail, radiator, two wall light fittings, ample sockets and UPVC double glazed window to rear elevation overlooking the garden and the fields behind.

Bedroom Two

A second good sized double bedroom with a UPVC double glazed window to front elevation, ample sockets, fitted carpet, radiator, picture rail, ceiling light fitting, chimney air vent and loft access via hatch.

Bedroom Three

With a UPVC double glazed window to rear elevation, wood style flooring, radiator, ceiling light fitting and ample sockets.

Bedroom Four

With wood style flooring, radiator, ample sockets, picture rail, ceiling light fitting and UPVC double glazed window to front elevation.

Family Bathroom

Comprising of a low level WC and 'his and hers' hand basins incorporated within a substantial fitted storage unit hosting a number of cupboards and vanity area. The corner bath possesses mixer tap with hand held shower attached, and is tiled to match the backsplash surround. With tile effect flooring, wall spotlights, ceiling light fitting, heated towel rail and UPVC double glazed window to side elevation.,

Tenure

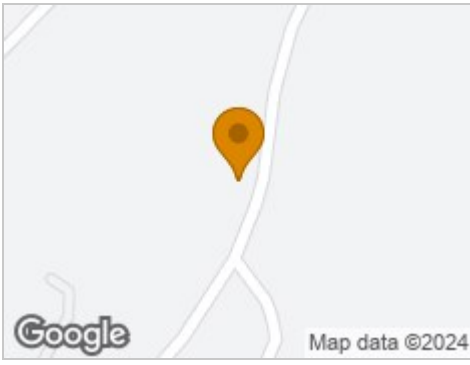
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax

The council tax band for this property is D



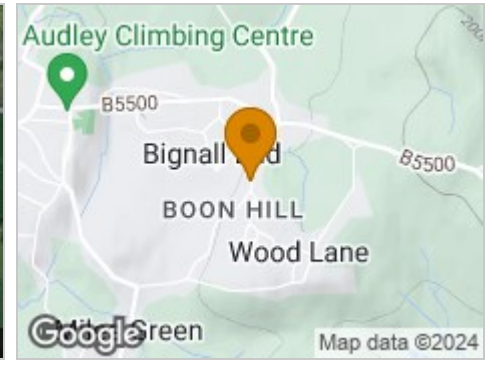
Road Map



Hybrid Map



Terrain Map



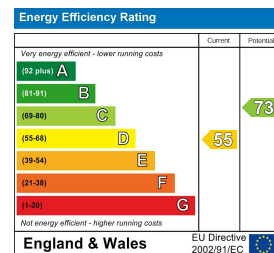
Floor Plan



Viewing

Please contact our Briarswood Office on 01782 479791 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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