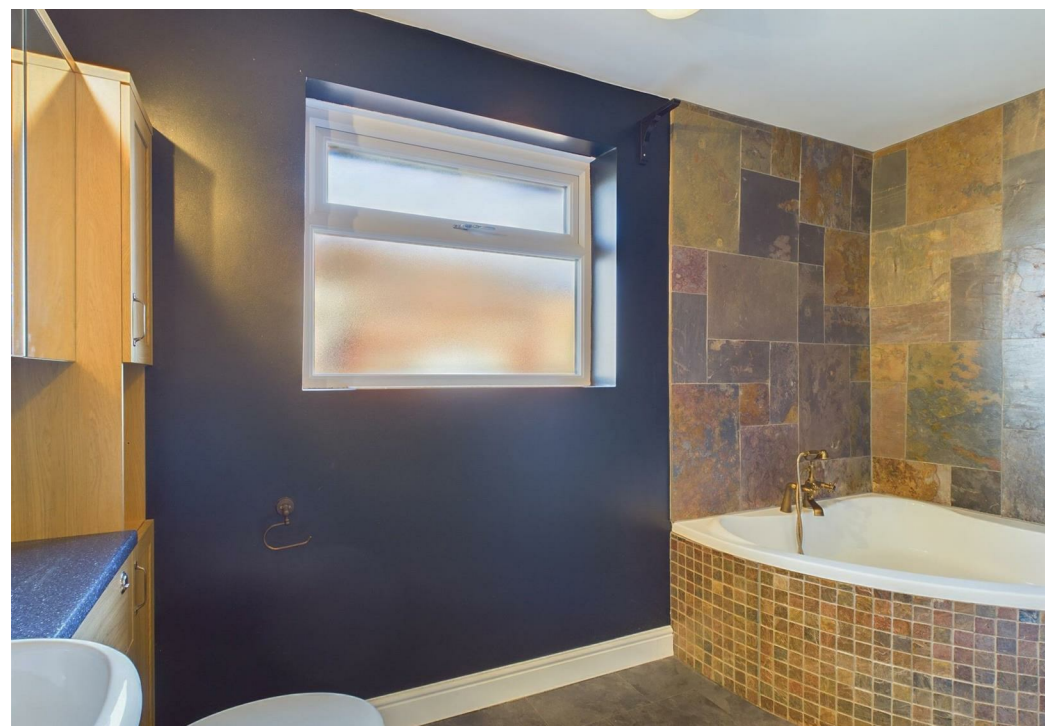
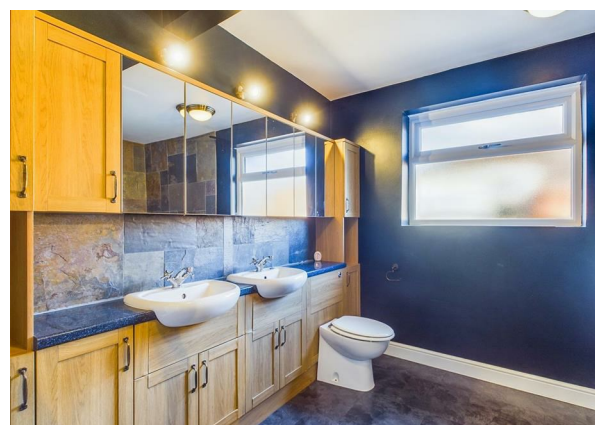
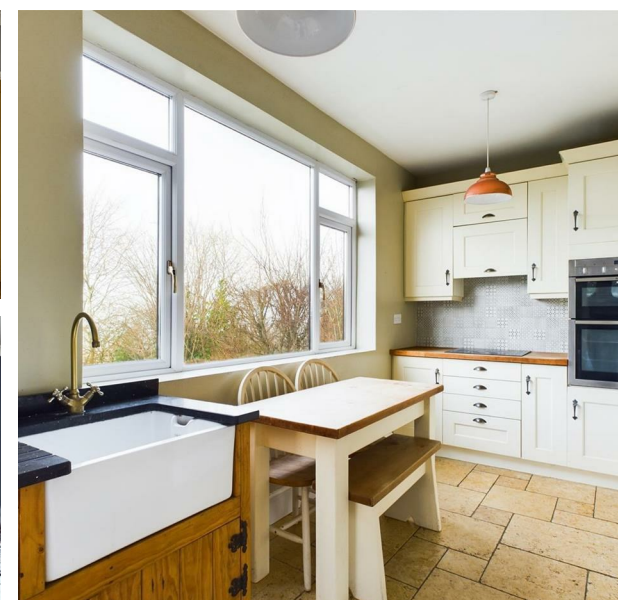


26 Boon Hill Road, Bignall End, Stoke On Trent, ST7 8LA
£1,500 Per month



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£1,500 Per month

Council Tax Band: D

Discover the ultimate family home on Boon Hill Road, Bignall End!

This spacious FOUR/FIVE BEDROOM DETACHED family residence offers extended living space and stunning views over the Staffordshire plain. With a slightly elevated position, you'll enjoy the serenity of the countryside.

Step inside to find an impressive lounge with two log burner fires and a shaker style kitchen with garden views. There's even a conservatory for relaxation. Plus, a separate utility room with shower, and a versatile reception room that can be an office or fifth bedroom.

Upstairs, generous bedrooms with fitted storage await. The master bedroom boasts beautiful field views. The family bathroom features fitted storage and a luxurious corner bath.

Outside, a block paved driveway provides ample parking. The tiered garden is landscaped with a decked area, lawn, and a well-constructed summer house.

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





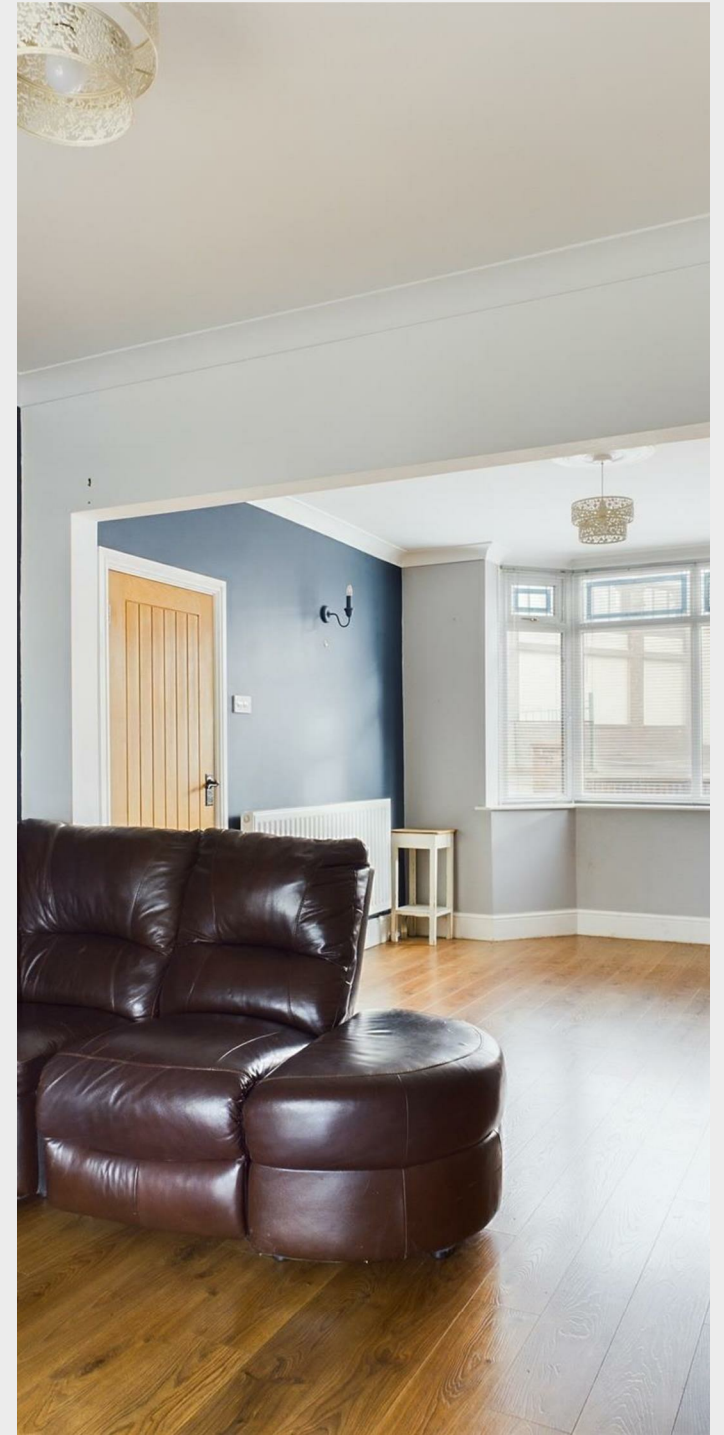
bath possesses mixer tap with hand held shower attached, and is tiled to match the backsplash surround. With tile effect flooring, wall spotlights, ceiling light fitting, heated towel rail and UPVC double glazed window to side elevation.,

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	