



112 Park Lane, Knypersley, Stoke-On-Trent, Staffordshire, ST8 7BQ

Asking Price £299,950

- Two Bed Detached Bungalow
- Stylish Modern Kitchen
- South-Facing Garden
- Ideally Placed For Local Amenities, Bus Routes, And Commuter Links

- Spacious, Extended Accommodation
- Contemporary Shower Room
- Detached Outbuilding/ Workshop

- Orangery Creating To The Rear
- Substantial Driveway
- Turnkey Property

112 Park Lane, Stoke-On-Trent ST8 7BQ

Occupying a prime position on the ever-popular Park Lane, this two-bedroom detached bungalow offers spacious, extended accommodation with a bright, modern finish – perfect for those seeking single-level living without compromise. The property has been thoughtfully enhanced to the rear with a superb orangery, creating an inviting extra reception space that floods with natural light and opens directly to the garden.



Council Tax Band: C



A welcoming entrance hall leads to a separate lounge with a feature bay window, providing a warm and relaxing setting for everyday living. The stylish modern kitchen offers ample storage and worktop space, while both bedrooms are generous doubles, each well-presented and versatile in use. The contemporary shower room has been finished to a high standard, complementing the property's fresh, well-maintained feel.

Externally, the bungalow enjoys a substantial driveway to the front, providing excellent off-road parking, with secure gated access leading to additional parking at the side. To the rear, the south-facing garden is designed for ease of maintenance, featuring attractive artificial lawn, private seating areas and decorative planting, offering a sunny and secluded retreat. A detached outbuilding/ workshop provides further storage or could be used as a hobby space or converted back to a garage. The outbuilding has UPVC double doors & still retains a working electric roller shutter door.

Situated in the sought-after area of Park Lane Knypersley, the property is ideally placed for local amenities, bus routes and commuter links. It is also within easy reach of James Bateman Middle School and Biddulph High School. This is a turnkey property in a desirable location, and early viewing is strongly recommended.

Entrance Hall

Having a UPVC double glazed entrance door with decorative stained glass panelling. Newly installed grey wood wash effect laminate flooring and radiator. Coving to ceiling, access to loft space. Electric consumer unit.

Bedroom One

11'5" into bay x 10'5"

Having a Upvc double glazed walk bay window to the front aspect with stained glass

motif to the upper windows. Built in wardrobes to side wall with sliding doors and central mirror. Radiator.

Lounge

14'7" into bay x 11'1"

Having a UPVC double glazed walk in bay window to the front aspect with stained glass motif to the upper windows. Radiator to bay, built in cabintry, UPVC double glazed window to the side aspect. Feature fireplace having inset with a multi fuel stove sat upon a tiled hearth. Coving to ceiling.

Bedroom Two

11'7" x 10'8"

Having UPVC double glazed window to ceiling, radiator, UPVC double glazed windows with full length glazed panels and matching side panels giving access through to the conservatory.

Dining kitchen

14'11" x 8'4"

Having range of white gloss wall mounted cupboard and base units with contrasting black worksurface over with open ended shelving. Incorporating one and a half bowl single drainer sink unit with mixer tap over, plumbing for dishwasher and space for fridge freezer. Integral electric combination oven & grill with a separate gas hob and extractor fan over. Cupboard concealing gas fired central heating boiler. UPVC double glazed window to the side aspect, recessed LED lighting to ceiling, space for dining table, wood wash effect grey laminate flooring.

Shower Room

8'9" x 5'6"

Having an enclosed double width shower cubicle with thermostatically controlled shower and ceiling mounted rainfall effect shower. Low-level WC, pedestal wash

hand basin set in vanity storage unit, radiator, fully tiled walls and floor with contrasting motif. UPVC double glazed twin windows to the rear aspect. Extractor fan to ceiling, built in storage and display cabinetry.

Externally

Front driveway having parking for several vehicles including space for a caravan motorhome with side driveway extending to the rear of the property with double metal gates giving access through to the rear courtyard and detached workshop. Open gated archway through to the gardens. External water tap, CCTV. External PowerPoint and lighting.

Workshop/ Garage

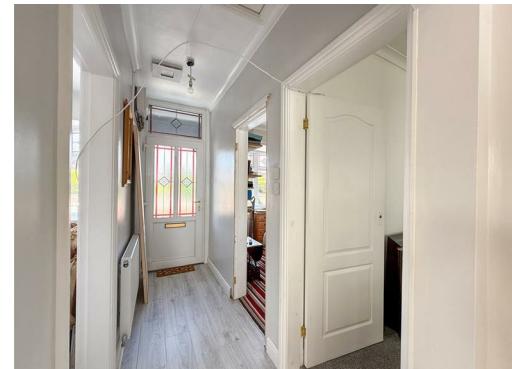
17'4" x 10'11"

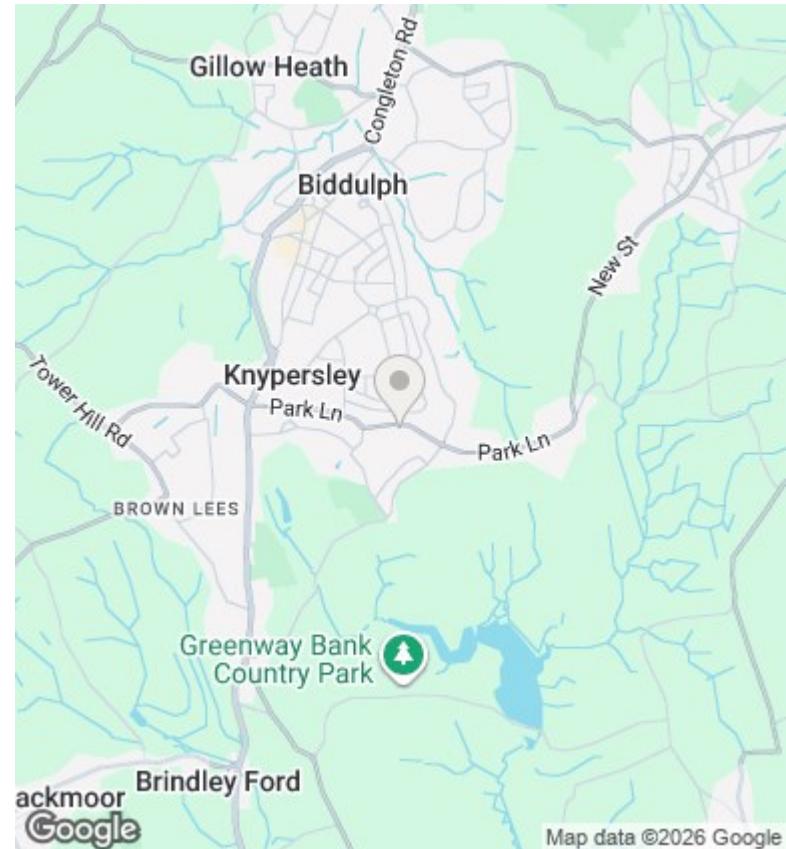
UPVC double glazed full length panelled doors with matching side panels. UPVC double glazed side door entrance door. Electric light and power electric remote controlled metal up and over door. Plumbing for washing machine and space for dryer.

Rear Garden

Fully enclosed rear garden feature boards, artificial lawn gardens and paved patio. The garden is south facing and enjoys a good degree of privacy.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 75 |
| (81-91) | B | 59 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |