



## 8 Menai Drive, Knypersley, Stoke-On-Trent, Staffordshire, ST8 7BN

Asking Price £340,000

- Extended Dormer Detached Home
- First-Floor Self-Contained Suite With Spacious Bedroom, Separate Shower Room & Mow Cop Views
- Two Ground Floor Bedrooms
- No Upward Chain
- Three Bedrooms Over Two Floors
- Generous Lounge With Adjoining Orangery
- Good-Sized Private Plot With Landscaped Gardens
- Two Bathrooms – Ground Floor With Walk-In Whirlpool Bath, First Floor With Double-Width Shower
- Kitchen With Separate Dining Room
- Summer house, Detached Garage & Timber Outbuildings



## 8 Menai Drive, Stoke-On-Trent ST8 7BN

An Extended three bedroom, two bathroom Dormer Detached Home in a Quiet Cul-de-Sac set within a superb sized plot.

Tucked away in cul-de-sac position within the sought-after area of Knypersley having countryside walks nearby, this extended three-bedroom dormer detached property combines generous living space, versatile accommodation, and beautifully kept gardens – all offered with no upward chain.



Council Tax Band: C



The ground floor boasts a spacious hallway upon arrival and includes an extended family sized lounge which opens seamlessly into a stunning conservatory with UPVC roof lantern allowing optimum natural light accentuated by LED lighting to the perimeter, the multi-aspect windows. This versatile room is perfect for enjoying year round with its stunning garden views as well as giving adjoining access to both the lounge and dining room, cleverly designed for entertaining.

The well appointed kitchen adjoins the separate dining room, creating an excellent flow for both family living and entertaining. Whilst for convenience there is a separate utility room.

Two comfortable ground floor bedrooms offer flexibility for guests, home working, or hobbies. Serving this level is a substantial bathroom, complete with a walk-in bath featuring whirlpool settings for comfort and accessibility.

Upstairs is an impressive self-contained suite comprising a good sized bedroom with dual aspect windows with the front enjoying elevated views towards Mow Cop, alongside a stylish shower room with a double width shower enclosure.

The property enjoys a generous, well-tended plot that is both private and inviting. The rear garden is a true highlight, mainly laid to lawn with mature trees including an apple tree, manicured hedging, and colourful planting ensuring interest throughout the seasons & offering a tranquil backdrop. A decked seating area extends from the conservatory, perfect for summer dining, while pathways lead to a delightful summer house and additional timber outbuildings which provide storage or workshop use. The outbuildings are tucked away from the main garden. The front garden is equally neat, with a block-paved driveway providing ample off road parking and access to the detached garage.

A well-maintained property offering space, comfort, and flexibility in a prime residential location. An early viewing is strongly recommended.

**Entrance Hall**

Having a UPVC double glazed front entrance door with decorative central arched panel and bevelled detail. Radiator, coving to ceiling. Door to storage cupboard and access to the first floor.

**Bedroom One**

14'10" x 11'10"  
Having a UPVC double glazed window to the front aspect. Feature UPVC double glazed shaped window to the side aspect with bespoke stained glass Mow Cop motif. Built-in wardrobes to side wall with partial mirror doors having hanging rail and shelving. Matching drawers and dressing table.

**Bedroom Two**

9'10" x 11'11"  
Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling. Fitted wardrobes with overhead storage and central dressing table with incorporating mirror and vanity storage. Built-in double wardrobe.

**Inner Hallway**

Having coving to ceiling, radiator, airing cupboard housing hot water cylinder controlled by app controlled Hive heating.

**Bathroom**

9'1" x 9'8"  
Having a luxurious walk-in bath by Oasis with whirlpool settings, deck mounted shower and waterfall mixer tap. Vanity storage unit with countertop over having incorporated wash handbasin and WC with concealed cistern. Tiled effect laminate flooring, fully tiled walls, chrome heated towel radiator. Feature lighting LED, extractor fan, UPVC double glazed window to the side aspect. Radiator, built-in linen storage cupboard.

**Lounge**

18'11" x 11'11"  
Having a feature inset fireplace to chimney breast with ornate timber surround with gas coal effect fire nestled upon a tiled hearth with matching insect. Wall Light points, coving to ceiling, UPVC double glazed bow shaped window overlooking the private rear gardens . Internal windows to side, UPVC double glazed sliding patio doors giving access through to the orangery.

**Orangery**

16'0" x 8'0"  
Having UPVC double glazed windows to all aspects providing views over the garden. UPVC double glazed French doors with full length glazed panels giving immediate access onto the rear gardens, additional UPVC side entrance door with full length glazed panel. UPVC double glazed roof lantern allowing additional light with complementary LED perimeter lighting. Tiled flooring with contrasting motif, radiator. UPVC double glazed French doors giving access through to the open plan kitchen and dining room.

**Dining Room**

7'0" x 11'9" overall measurement between dining r  
Dining room 2.15 m x 3.80 m overall measurement between dining room and kitchen 7.59 m. Having Coving to ceiling, UPVC double glazed obscured window to the side aspect, radiator, wall light points. Door through to the utility, opening through into the kitchen.

**Dining Kitchen**

11'9" maximum by 12'5"  
Having range of Oak style shaker wall mounted cupboard & base units with fitted worksurface over and matching



up-stands incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over and food waste disposal unit. Range of quality integral appliances including a Samsung gas hob with extractor fan over, separate Bosch double oven with combination grill. Plumbing for dishwasher, UPVC double glazed window to the side aspect, under cupboard lighting to ceiling, wall mounted gas fire.

### Utility

5'8" x 4'11"

Having a UPVC double glazed window to the side aspect, built in storage cupboard with shelving. Tiled floor and walls, inset for fridge freezer, plumbing for washing machine with space for a stacked tumble dryer over. Overhead storage.

### First Floor Landing

Having a UPVC to glazed window to the front aspect with partial views on the horizon over Mow Cop. Storage to eaves, recessed LED lighting and coving to ceiling.

### Shower Room

9'2" x 4'8"

Having a double width walk in shower cubicle with thermostatically controlled shower having marble effect perspex shower screening and sliding fully glazed shower doors, extractor fan and LED lighting to ceiling. Wash hand basin set in vanity storage unit with vanity storage below, WC with concealed cistern and countertop over. Upvc double glazed window to the rear aspects with partial views on the horizon, radiator, fully tiled walls and tiled effect laminate flooring.

### Bedroom

22'3" maximum reducing to 16'7" x 12'4"

Having dual aspect UPVC double glazed windows to both aspects with the front having horizon views towards Mow Cop. Built-in storage cupboard housing gas fired central heating boiler, wardrobe, radiator, coving and recessed LED lighting to ceiling. Incorporating desk with drawers and cupboard. Storage to eaves.

### Detached Garage

18'2" x 9'1"

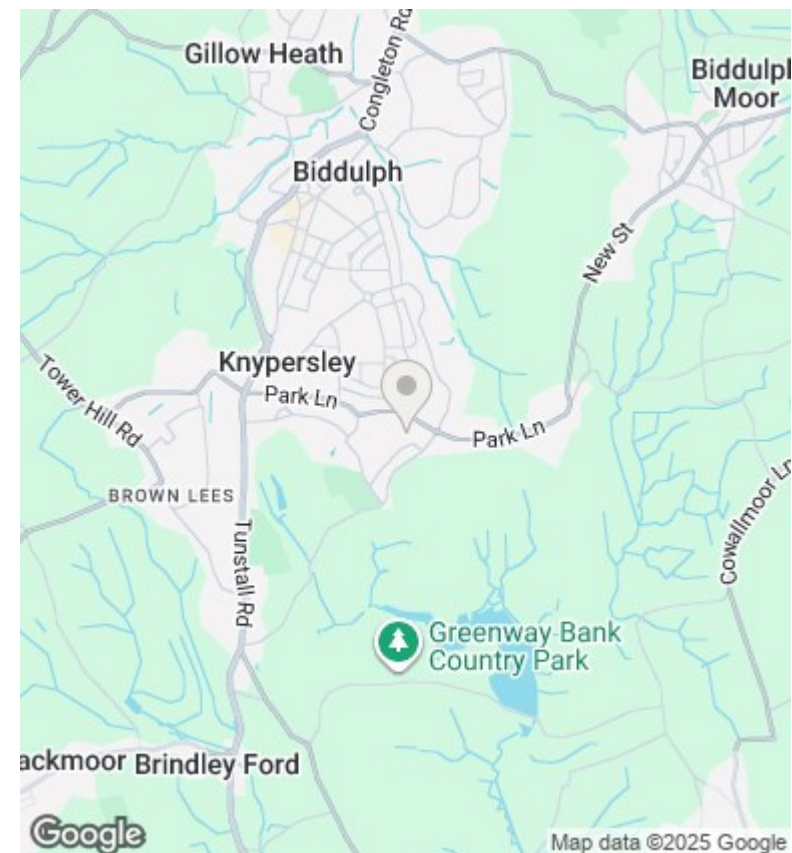
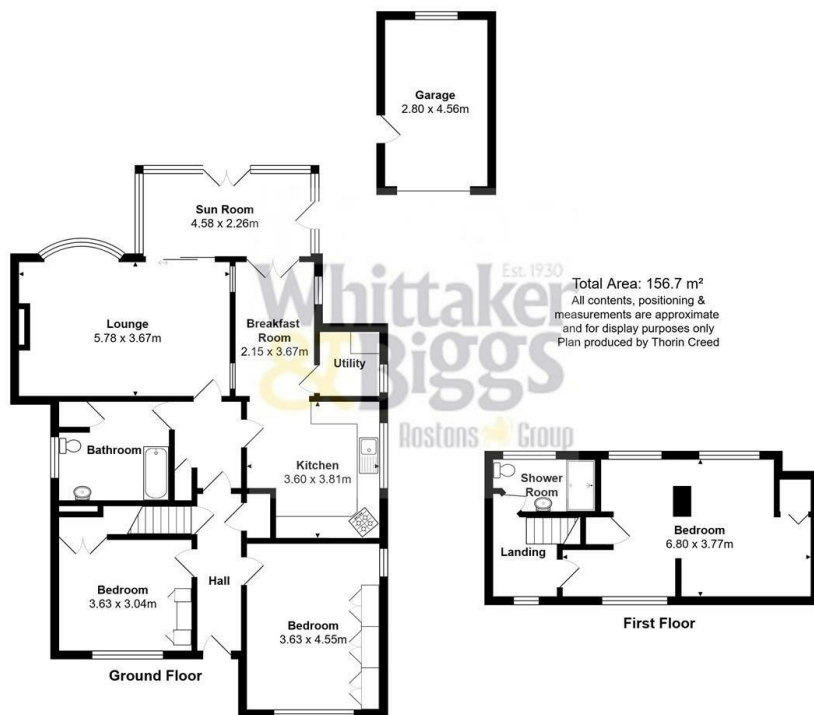
Of pitch roof construction having a metal up and over door. Electric light and power points, UPVC double glaze obscured window to the rear aspect and UPVC double glaze half glazed side entrance door.











## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		