



## White Gates Clewloes Bank, Bagnall, Stoke-On-Trent, Staffordshire,

Asking Price £795,000

- Detached property
- First floor balcony
- 360 degree views
- NO CHAIN!
- 3 storeys
- Second floor Juliette balcony
- Double garage, out building and carport
- Separate self contained accomodation
- Extensive gardens
- Beautifully presented



# White Gates Clewlovs Bank, Stoke-On-Trent ST9 9LP

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this impressive detached house located on Clewlovs Bank and built in 1938. It offers a perfect blend of classic elegance and modern convenience. With five spacious bedrooms and three well-appointed bathrooms, this property is ideal for families seeking ample living space.

Upon entering, you will find an inviting, dual aspect, reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The extensive gardens surrounding the property not only enhance its appeal but also offer stunning views, creating a serene outdoor retreat.

The well appointed kitchen / dining room boasts an island unit and French doors to the rear garden. In addition there is a first floor balcony and a second floor Juliet balcony!



Council Tax Band: E



MAIN HOUSE

Ground Floor

Porch

5'4" x 3'8"

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, internal stained glass window, electric radiator, tiled floor.

Hall

12'4" x 8'8"

Wood glazed door to the side aspect, UPVC double glazed window to the rear, stairs to the first floor, radiator, internal glazed stained glass window, understairs storage.

Sitting Room

25'1" x 12'3"

2x UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect, Severn log burner, slate hearth, stone surround, 3x radiators.

Kitchen / Dining Room

23'11" x 12'9"

UPVC double glazed French doors to the rear with side light windows, 3x UPVC double glazed picture windows to the side aspect, units to the base and eye level, Island unit, Neff five ring gas hob, Neff electric fan assisted double oven, composite sink and a half with drainer, chrome mixer tap, space for a American Style fridge freezer with surrounding storage, space for a dining table and chairs, tiled floor, extractor hood, 2x black vertical column radiators.

First Floor

Landing

14'6" x 8'4"

Max measurement. Stairs to the second floor, understairs storage cupboard, radiator.

Bedroom One

13'9" x 12'11"

UPVC double glazed French doors to the side aspect, UPVC double glazed window to the rear, radiator, ensuite.

Balcony

11'7" x 7'0"

Composite decking, iron railings.

En-Suite Shower Room

13'1" x 4'7"

Walk- in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, tiled floor, part tiled.

Bedroom Two

12'4" x 12'2"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

12'4" x 12'2"

UPVC double glazed window to the frontage, radiator.

Bathroom

8'4" x 7'4"

UPVC double glazed window to the side aspect, L-shaped bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, part tiled,tiled floor.

Second Floor

Landing

14'0" x 3'5"

Built in storage cupboards, airing cupboard with the water tank and boiler (which services both the main house and the annexe).

Loft Room One

15'0" x 14'5"

Velux skylight, wood French doors to the rear, iron Juliet balcony, inset ceiling spotlights.

Dressing Area

8'8" x 5'2"

Built in wardrobe, inset ceiling spotlights.

Loft Room Two

14'11" x 8'8"

Velux skylight.

Utility

7'10" x 6'6"

Built in storage, worktop, space and plumbing for a washing machine.

ANNEXE

Ground Floor

Hall

14'4" x 5'9"

Max measurement. Composite double glazed door with side light and transom window to the side aspect, stairs to the first floor, understairs storage cupboard, radiator.

Utility

9'5" x 4'1"

UVC double glazed window to the rear, worktops, space and plumbing for a washing machine.

WC

4'1" x 3'9"

UPVC double glazed window to the rear, low level WC, radiator.

**Kitchen / Dining Room**

13'11" x 12'2"

UPVC double glazed window to the side aspect, units to the base and eye level, Neff five ring gas hob, Neff electric fan assisted double oven, Elica extractor fan, stainless steel sink and a half with drainer, chrome mixer tap, integral fridge freezer, integral Candy dishwasher, pull out larder cupboard, space for dining table and chairs, radiator, tiled floor.

**Sitting Room**

14'7" x 13'5"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, Tiger log burner, slate, hearth, radiator.

**First Floor****Bedroom One**

14'7" x 13'5"

UPVC double glazed window to the frontage, radiator.

**Bedroom Two**

9'4" x 9'2"

UPVC double glazed window to the side aspect, radiator.

**Bathroom**

10'1" x 8'5"

UPVC double glazed window to the side aspect, double ended panel bath, chrome mixer tap, handheld shower attachment, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, radiator, part tiled.

**Externally**

To the frontage, tarmacadam driveway suitable for multiple vehicles, area laid to lawn, mature trees and shrubs. To the rear, mainly laid to lawn, mature trees, hedge boundary, paved patio, double garage, carport, out building.

**Double Garage**

25'7" x 19'2"

Brick construction, 2x metal up-and-over doors, power and light, Myenergi EV charger.

**Out Building**

25'3" x 9'4"

Wood double doors to the frontage, power and light.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

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>	71	78
(55-68) <b>D</b>		
(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	