



Wyndhaven, Cedar Hill, Alton, Stoke-On-Trent. ST10 4BQ

welcome to

Wyndhaven, Cedar Hill, Alton, Stoke-On-Trent

VIEWING IS A MUST of this EXTENDED traditional bay fronted detached home having LOVELY VIEWS over surrounding countryside and comprising: refitted guest cloakroom, modern living dining kitchen, lounge, four bedrooms, refitted en suite to the main bedroom & family bathroom. Drive, garage & garden.



Access to the property is gained via double electric gates with intercom system leading to the driveway which provides off road parking for several vehicles and giving access to

Entrance Porch:

With entrance door leading into:

Entrance Hallway:

Having original stained glass feature window; wood flooring; central heating radiator; stairs to the first floor accommodation; doors off to:

Refitted Guest Cloakroom:

With double glazed window to the side elevation; low level w.c.; wash hand basin set in a vanity unit; wall units; central heating radiator; complementary tiling.

Modern Living Kitchen:

25' 10" max x 11' 9" (7.87m max x 3.58m)

A fitted kitchen comprising sink and drainer with boiling water tap set in a base unit; further base, wall and drawer units; complementary Quartz work surfaces; central island unit incorporating induction hob and saucepan drawers; integrated microwave with oven and grill options; self cleaning double oven and warming drawer, space for an American style fridge freezer; integrated dishwasher, complementary wall tiling; Malmo click vinyl flooring; two central heating radiators; double glazed bay window to the front elevation; bi-fold doors leading out to the rear garden.

Lounge:

24' 3" x 9' 11" (7.39m x 3.02m)

Having double glazed window to the front and two to the side elevations; French doors leading out to the rear elevation; Luvanto herringbone luxury vinyl tile flooring; Scan 66 designer egg shaped log burner; central heating radiator.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having double glazed window to the side elevation; loft access; doors off to:

Bedroom One:

11' 11" excluding bay x 9' 9" excluding wardrobes (3.63m excluding bay x 2.97m excluding wardrobes)

With double glazed bay window to the front elevation; fitted wardrobes with drawer units and shelving; central heating radiator; door leading into:

Refitted En Suite:

Having shower cubicle with wall mounted electric shower; wash hand basin set in a vanity unit; low level w.c.; complementary tiling; double glazed window to the front elevation; heated towel rail; illuminated mirror unit.

Bedroom Two:

11' 11" max x 8' 11" max (3.63m max x 2.72m max)

With double glazed window to the rear elevation; central heating radiator; cupboard housing the hot water tank.

Bedroom Three:

12' max x 9' 11" max (3.66m max x 3.02m max)

With double glazed windows to the front and side elevations; built in storage cupboard/wardrobe; central heating radiator.

Bedroom Four:

12' 3" max x 9' 11" max (3.73m max x 3.02m max)

With double glazed windows to the rear and side elevations; central heating radiator.

Family Bathroom:

Having bath with wall mounted electric shower over and side screen; wash hand basin; low level w.c.; complementary wall and floor tiling; double glazed window to the rear elevation; heated towel rail.

Boiler Room:

External access. Used for storage housing boiler.

Detached Garage:

With up and over door; two windows to the side elevation.

Attached Outbuilding:

Used as a utility room. Having tiled flooring; double glazed window to the side elevation; plumbing for washing machine; further appliance spaces.

Bar:

Situated beneath the garage with power and lighting.

Gardens:

To the front of the property the driveway provides off road parking for several vehicles with mature plantings and dry stone wall and hedge boundary. The extensive rear garden has a HIGH DEGREE OF PRIVACY and has patio area with steps leading down to lawned areas with mature flower beds and shrub plantings and dry stone wall and timber fence boundaries. Covered patio seating area with pergola having electric sockets. Shed, wood store, greenhouse.

Please Note:

Photographs may have been taken using a wide angle lens.

Seasonal Photograph:



view this property online bagshawsresidential.co.uk/Property/UTR108964



welcome to

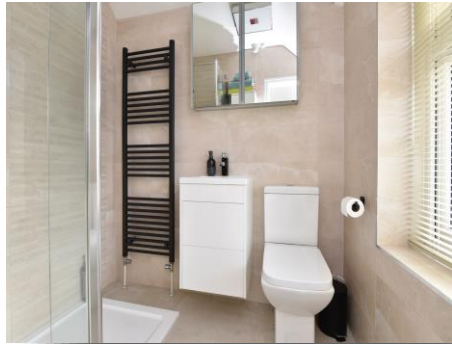
Wyndhaven Cedar Hill, Alton Stoke-On-Trent

- Council Tax Band F - EXTENDED Traditional Bay Fronted Detached Family Home
- Four Bedrooms. En suite to Main Bedroom
- Lounge. Modern Living Dining Kitchen
- Guest Cloakroom. Family Bathroom
- Driveway. Good Sized Garden. Garage. Outbuildings

Tenure: Freehold EPC Rating: E

offers in the region of

£625,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR108964](https://www.bagshawsresidential.co.uk/Property/UTR108964)



Property Ref:
UTR108964 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)