



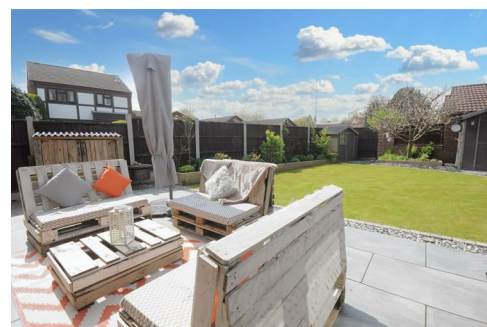
18, Danemead Close, Stoke-On-Trent, ST3 7XX



£375,000

An extended detached family home set in a prime cul-de-sac corner plot. Beautifully presented throughout and offering spacious accommodation comprising: reception hallway, guest cloakroom, living room, superb kitchen diner with integral appliances, conservatory, five bedrooms, en-suite shower room to the main bedroom, and family bathroom. The property is approached via a tarmac drive providing generous off road parking before an integral garage, also benefitting from Upvc double glazed windows and doors, gas combi central heating and a delightful sunny aspect rear garden. Ideally placed for quick and easy access to local amenities, the Potteries and commuter routes.

Early Viewing Essential.



01785 811 800

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Entrance Hall

A Upvc part obscure double glazed front door with side window opens to the hallway. With oak effect laminate flooring, radiator, central heating thermostat, doorways to the guest cloakroom, living room, kitchen diner and access to the first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with storage unit, tiled splash-back and chrome mixer tap. obscure double glazed window to the front aspect, radiator and oak effect laminate flooring.

Living Room

A cosy reception room offering a Upvc double glazed window to the front elevation, radiator, TV connection and carpet.

Kitchen Diner

Kitchen

A modern kitchen fitted with a range of gloss grey finish wall and floor units, under wall unit and kickboard lighting, contrasting metallic fleck work surfaces and breakfast bar with matching upstands and tiled splash-backs. Inset 1 1/2 bowl composite sink and drainer with chrome mixer tap, feature pendant lights, recessed ceiling lights, Upvc double glazed window overlooking the rear garden, oak effect laminate flooring, under stairs storage cupboard and vertical radiator.

Appliances including: induction hob with glass splash-back and extractor hood and light over, integral electric double oven, microwave, fridge, freezer, dishwasher and washing machine.

Dining Area

With vertical radiator, oak effect laminate flooring and Upvc double glazed French doors opening to the conservatory.

Chill Out Space

Offering a vertical radiator, oak effect laminate flooring, doorway to the integral garage and Upvc double glazed French doors opening to the rear patio and garden.

Conservatory

A lovely additional reception area. The conservatory is of a Upvc double glazed panel construction with vaulted ceiling, opening top windows, tiled floor, power sockets and French doors opening to the rear patio.

First Floor

Stairs & Landing

Part spindle, newel post and banister stairs lead to the landing with loft access and carpet throughout.

Bedroom One

Offering mirror sliding doors wardrobes and storage to one wall, Upvc double glazed window to the front of the property, two wall lights, radiator, carpet, TV connection and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a modern white suite comprising: vanity wash hand basin with storage unit and chrome mixer tap, inset low level push button WC, 1200mm shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the front aspect, recessed ceiling lights, shaver point, radiator, fully tiled walls, extractor fan and tiled floor.

Bedroom Two

With Upvc double glazed window to the front aspect, carpet and radiator.

Bedroom Three

With Upvc double glazed window overlooking the rear garden, carpet and radiator.

Bedroom Four

With Upvc double glazed window to the rear elevation, carpet and radiator.

Bedroom Five

With Upvc double glazed window to the rear aspect, carpet and radiator.

Family Bathroom

Fitted with a white suite comprising: centre fill bath and panel with chrome shower head mixer tap, pedestal wash hand basin with chrome mixer tap, low level push button WC. Recessed ceiling lights, shaver point, radiator, part tiled walls and tiled floor.

Outside

The property is approached via a tarmac driveway providing generous off road parking before an integral garage. The garage has a steel up and over door, power, lighting, and wall mounted Worcester Greenstar 30i gas combi condensing central heating boiler.

Front

With lawn, stocked flowerbed and side access to the rear garden via a wooden gate and pathway.

Rear

The delightful sunny aspect rear garden offers a paved patio, raised timber sleeper flowerbed, second patio area, stocked borders, timber fence panelling and two sheds.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, electricity, water and drainage.

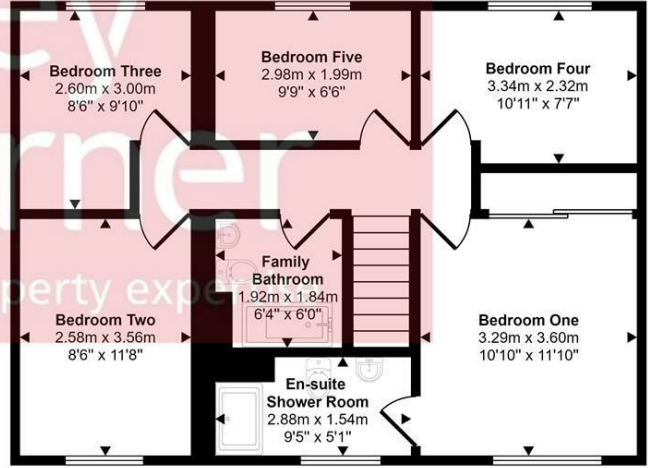
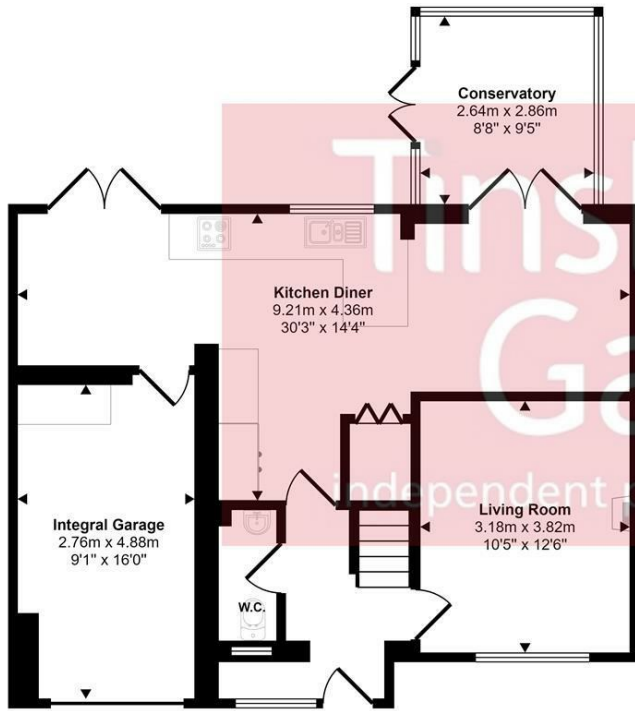
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
138 sq m / 1481 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		55	69
EU Directive 2002/91/EC			