

**Tinsley  
Garner**  
independent property expertise



42, Tudor Hollow, Fulford, Stoke-On-Trent, ST11 9NP



**£520,000**

A lovely, detached, extended family home boasting a delightful open rear aspect, and located in a quiet position within Fulford village. Offering very well presented accommodation comprising: reception hallway, living room, study, guest cloakroom, superb kitchen diner with integral appliances, vaulted ceiling and bi-fold doors opening to the rear garden, separate utility/shower room, four bedrooms, en-suite shower room to the main bedroom, and a family bathroom. Approached via a private driveway providing ample off road parking before an integral garage, also benefitting from a good size mature rear garden, gas central heating, and Upvc double glazed window. Fulford is a lively farming village with regular community events throughout the year, it offers several country walks, a local pub, primary school, church, and is situated just a few miles from Stone, The Potteries, and commuter routes.

Early viewing recommended



01785 811 800

<https://www.tgprop.co.uk>





#### Reception Hall

A part obscure double glazed panelled front door opens to the hallway. With two Upvc double glazed windows to the front elevation, planked oak effect vinyl flooring, radiator, under stairs storage cupboard, doorways to the living room, study, guest cloakroom, kitchen diner, and access to the first floor stairs.

#### Living Room

A spacious reception room offering a Upvc double glazed window to the front aspect, marble fire surround, back and hearth with inset living flame gas fire. Ceiling coving, three wall lights, radiator, planked oak effect vinyl flooring, TV connection, and glazed double doors opening to the kitchen diner.

#### Study

Offering a Upvc double glazed window to the front of the property, ceiling coving, storage cupboard, radiator, and planked oak effect vinyl flooring.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, half timber panelled walls, storage cupboard, radiator, and planked oak effect vinyl flooring.

#### Kitchen Diner

A superb kitchen diner with chill-out area, bi-fold doors opening to the rear patio and garden, vaulted ceiling with Velux skylight windows, recessed ceiling lights, three radiators, planked oak effect vinyl flooring, and doorway to the utility / shower room.

Fitted with an extensive range of light grey finish wall, floor and island units, under wall unit lighting, quartz glitter fleck work surfaces and breakfast bar with glass splash-back and underset 1 1/2 bowl ceramic sink with chrome swan neck mixer tap.

Appliances including: induction hob, integral electric double oven, microwave, fridge, freezer, and dishwasher.

#### Utility

Formed by a partial conversion of the garage. With light grey finish wall and floor units, glitter fleck work surfaces, inset stainless steel sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, radiator, extractor fan, planked oak effect vinyl flooring, doorway to the integral garage, and Upvc part obscure double glazed external door opening to the rear garden. Plumbing for a washing machine, and spaces for a tumble dryer and upright fridge freezer.

Shower enclosure with Showerwall clad walls and Triton T80 electric shower system.

#### First Floor

##### Stairs & Landing

Traditional spindle, newel post and banister stairs lead to the galleried landing. With carpet throughout, recessed ceiling lights, radiator, central heating thermostat, loft access, and airing cupboard housing the hot water storage system. The loft is partially boarded for storage purposes.

##### Bedroom One

Offering a Upvc double glazed window to the front aspect, recessed ceiling lights, mirror sliding door built-in double wardrobe, radiator, scrubbed oak effect laminate flooring, and doorway to the en-suite shower room.

##### En-suite Shower Room

Fitted with a white suite comprising; low level push button WC, corner wash

hand basin with storage unit and chrome mixer tap, shower enclosure with mains thermostatic shower system. Recessed ceiling lights, fully tiled walls, Upvc obscure double glazed window to the side aspect, chrome towel radiator, shaver point, and tile effect vinyl flooring.

##### Bedroom Two

With Upvc double glazed window to the front of the property, mirror sliding door built-in double wardrobe, radiator, and scrubbed oak effect laminate flooring.

##### Bedroom Three

Offering a Upvc double glazed window overlooking the rear garden, mirror sliding door built-in double wardrobe, scrubbed oak effect laminate flooring, and radiator.

##### Bedroom Four

With Upvc double glazed window overlooking the rear garden, mirror sliding door built-in double wardrobe, scrubbed oak effect laminate flooring, and radiator.

##### Family Bathroom

Fitted with a white suite comprising; inset low level push button WC, wall mounted wash hand basin with chrome mixer tap. 'P' shape Jacuzzi bath, panel and shower screen with chrome mixer tap and mains thermostatic shower system above. Upvc obscure double glazed window to the rear aspect, recessed ceiling lights, fully tiled walls, chrome towel radiator, and gloss finish laminate flooring.

##### Outside

The property is approached via a part block paved and part gravelled driveway providing off road parking before an integral garage. The garage has an two steel up/over doors, an electric vehicle charging point, Upvc double glazed French doors opening to the rear garden, power, lighting, and wall mounted Glow-Worm 24hxi gas central heating boiler.

##### Front

The front garden has a mature tree and shrubs, lawn, and block paved pathway leading to an open porch with recessed ceiling lighting before the front door. There is side access to the rear garden.

##### Rear

The delightful open aspect rear garden enjoys a high degree of privacy, with paved patios areas, pathways, lawn, mature hedgerow, trees and borders, external lighting, shed, and timber fence panelling.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

##### Services

Mains gas, water, electricity and drainage.

Gas central heating

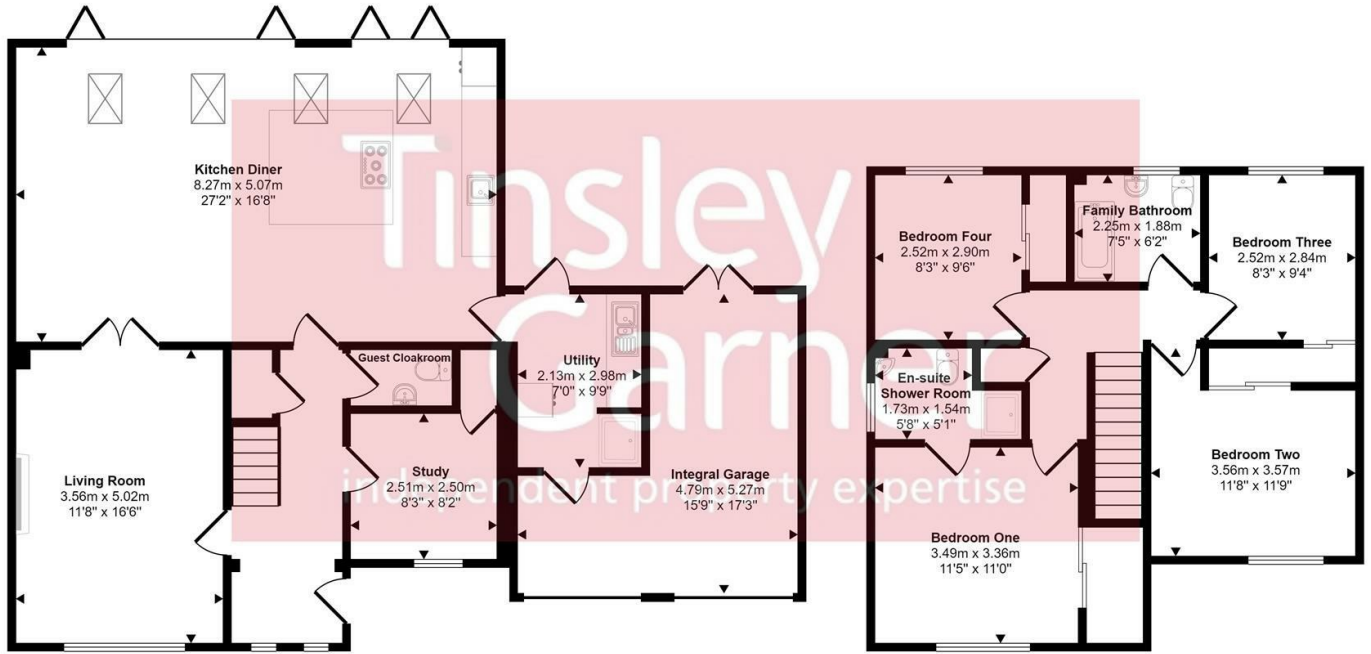
##### Viewings

Strictly by appointment via the agent.





Approx Gross Internal Area  
170 sq m / 1831 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		72	82
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		69	69
EU Directive 2002/91/EC			