



Whittaker & Biggs
Est. 1930
FOR SALE 01782 522117
whittakerandbiggs.co.uk

Tunstall Road, Knypersley, ST8 7AQ.
£399,950

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Tunstall Road, Knypersley, ST8 7AQ.

This individual four bedroom home is exceptional in size for its price range. This extended family property has two super impressive sized reception rooms, in addition to its open-plan living and dining kitchen with its defined dining and living areas. If that's not enough to impress just wait until you see the size of the reception hall. Other benefits include a separate utility area and ground floor cloaks. The living kitchen has a roof lantern plus bi-folding doors opening out onto the generous sized garden and patio, which are another highlight of this home. The kitchen is furnished with gloss units & luxurious granite worktops, with an incorporating breakfast bar for informal dining. The first floor offers four bedrooms, with the master having a bay window frontage and a refurbished en-suite, which is in addition to the family bathroom with its bath and separate shower cubicle. There are also views over the bowling green and cricket grounds which the property adjoins allowing an open outlook and a good degree of privacy. The property is approached from the roadside via electric gates, providing privacy and security onto an extensive gravelled driveway, which extends to the side of the property leading to the detached garage. There is also an intercom security system. Located in a non-estate position close to local amenities as well as local schools including OFSTED accredited Knypersley First. There are also good road links to neighbouring towns Congleton, Leek and The Potteries. This ideal family home must be viewed to appreciate the exceptional sized accommodation.



Covered Entrance Porch

External lighting & covered canopy.

Reception Hall 14' 7" x 11' 0" (4.44m x 3.35m)

Having a modern composite front entrance door with obscured glazed panel and UPVC double glazed windows to sides, oak laminate flooring, coved ceiling, and radiator. Stairs to 1st floor landing, radiator, under stairs storage, under stairs store cupboard.

Ground floor cloaks

Having a wall-mounted wash hand basin with concealed system and inset flush controls, vanity wash hand basin with storage unit, shaver point, and chrome heated towel radiator. Part tiled walls, UPVC double glazed obscured window to the side aspect cupboard, concealing electric consumer unit.

Study/Family Room 11' 4" x 14' 11" (3.46m x 4.55m)

Having recessed LED lighting to ceiling, UPVC double glazed window to the front aspect, oak effect laminate flooring, radiator.

First Floor Landing

UPVC double-glazed window to side, radiator.

Lounge 14' 0" x 24' 8" (4.26m x 7.52m)

Having a UPVC double-glazed full-length window to the rear aspect, wall light points, two light points with ornate ceiling rose & matching coving, wall light points, and radiators. Double glazed doors opening into:-

Open Plan Living and Dining Kitchen 20' 3" x 23' 5" (6.16m x 7.13m)

Open plan living and dining kitchen, having defined dining and lounge areas. The dining area has bi-fold doors to the rear patio and gardens, glazed roof lantern to ceiling allowing additional light with LED lighting to the perimeter, ornate ceiling, radiators, and continuous oak effect laminate flooring. Defined lounge area

opening into the kitchen having a range of gloss fronted wall mounted cupboard and base units with black granite worksurface over with matching upstands and windowsill. Space for a double width range style cooker, wall-mounted black glass extractor fan, and recess for an American-style fridge freezer. Fitted breakfast bar with granite worktop having seating for two with electric wine cooler below. Inset single drainer sink unit with inscribed granite drainer with mixer tap over. Under Cupboard lighting and pelmet lighting. Recess LED lighting and coving to ceiling, 2UPVC double-glazed windows to the rear aspect. The vestibule has seat double-glazed window with a half-glazed panel giving access to the garden.

Utility

The utility has a fitted black granite worktop with plumbing for a washing machine and space over for a stacked tumble dryer, incorporating a wine rack and wall-mounted unit, tiled floor, heated towel radiator, UPVC double-glazed obscure window to the side aspect.

First Floor Landing

Having a UPVC glazed window to the side aspect.

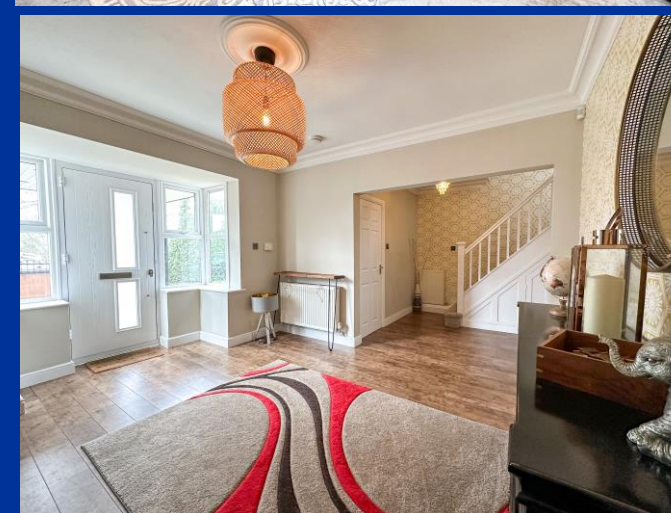
Family Bathroom 8' 4" x 7' 9" (2.55m x 2.37m)

The family bathroom has an enclosed shower cubicle with an electric shower, panelled bath, low-level WC and pedestal wash hand basin. All with chrome fitment. Part tiled walls recessed LED lighting to ceiling, extractor fan, UPVC double glaze obscured window to the rear aspect, tiled floor, radiator.

Bedroom One 14' 6" x 11' 3" (4.42m x 3.44m)

Bedroom one is 3.44 m x 4.42 m into the bay, having a UPVC double-glazed bay window to the front aspect with a radiator. Coved ceiling and ceiling rose, door into the ensuite.

En-suite 6' 6" x 7' 8" (1.99m x 2.33m)



Refurbished bathroom with panelled bath and thermostatically controlled over-bath shower with twin shower and glazed shower screen. Inset shelving and wall-mounted mixer tap. Low-Level WC, wash hand basin set in a vanity storage unit, heating towel radiator, part tiled walls, wood effect laminate flooring, UPVC double glazed obscured window to the front aspect, recessed LED lighting and extractor fan to ceiling, additional tall heated towel radiator.

Landing

Inner Landing giving access to bedrooms, 2,3 & 4

Bedroom Two 8' 10" x 11' 4" (2.69m x 3.46m)
Coving to ceiling, radiator, UPVC double glazed French doors giving views across the garden.

Bedroom Three 9' 2" x 11' 11" (2.80m x 3.64m)
Bedroom Three having UPVC double glazed window to the side aspect with views over the cricket ground and Bowling Green. Radiator, built-in wardrobes to eaves.

Bedroom Four 9' 3" x 12' 4" (2.81m x 3.77m)

Having UPVC double-glazed window to the side aspect overlooking the bowling and cricket ground. Radiator, built-in double wardrobe.

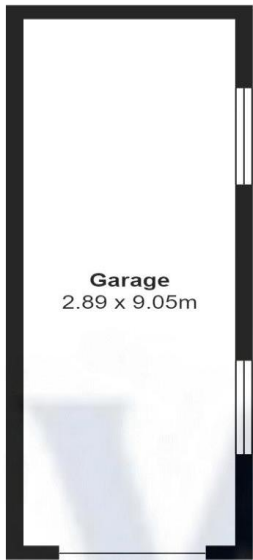
Externally

Externally, the property is approached from the roadside via remote-controlled electric gates with an intercom system. Extensive gravel driveway extending to the side of the property. Also giving access to the detached garage. The rear garden is fully enclosed and predominantly laid to lawn with an adjoining paved patio. At the head of the garden, there is an ornamental pond.





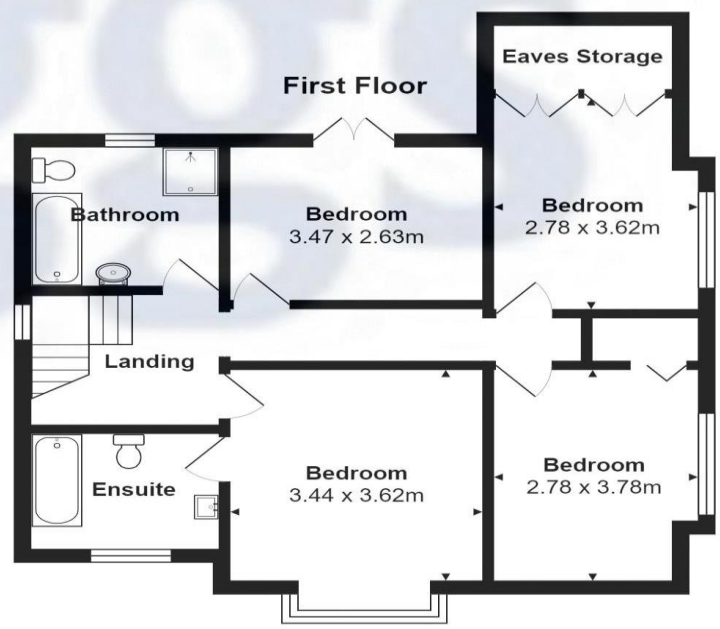
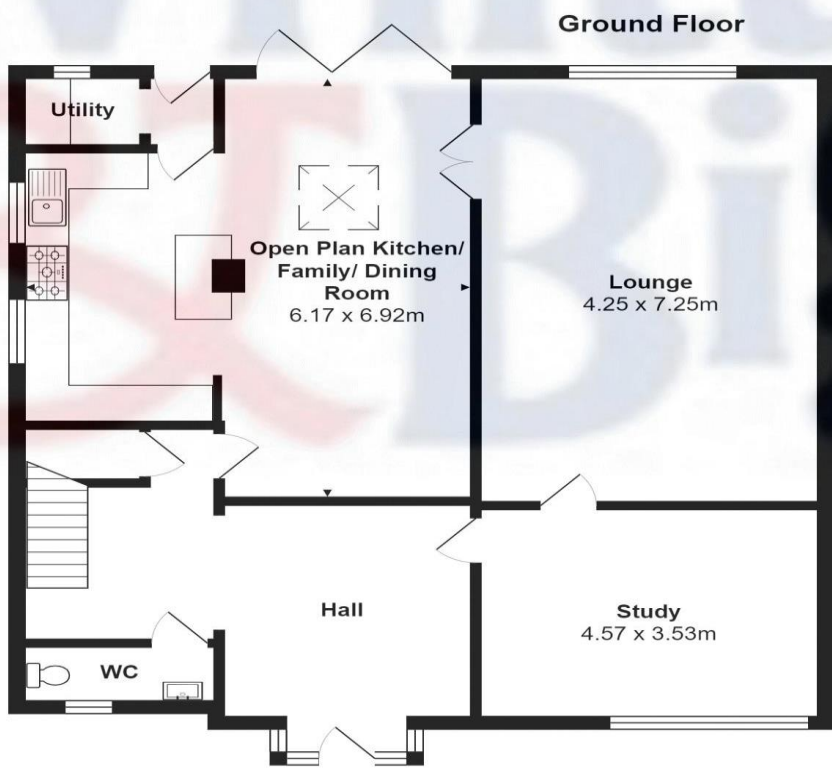




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Total Area: 216.1 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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