



Lyneside Road, Knypersley, ST8 6SD.
Offers Over £385,000

Whittaker
& Biggs

Est. 1930

Lyneside Road, Stoke-On-Trent, ST8 6SD.

A rare opportunity to acquire a vastly spacious home with two storey extended accommodation. This beautifully presented home offers stylish accommodation with all the features one would require from the perfect family home. There are four bedrooms, two bathrooms, an open plan kitchen & adjoining open plan lounge diner, as well as a separate family room/additional lounge.

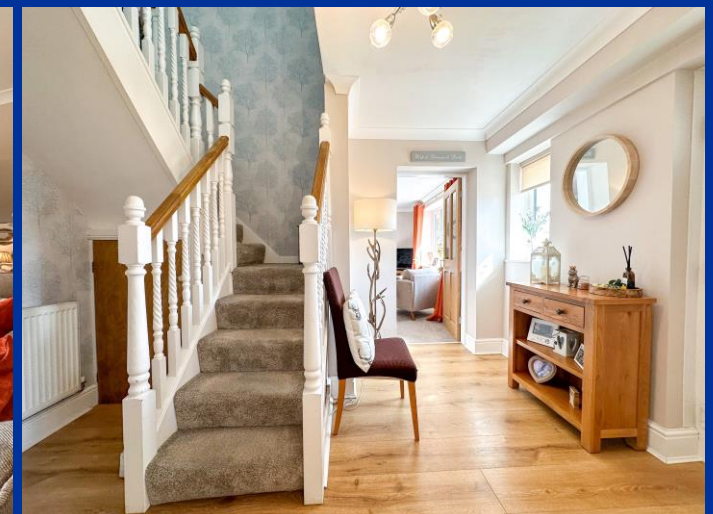
You are welcomed to the property by an extensive block paved driveway allowing off road parking for several vehicles.

The main hallway is delightful with its statement turn flight staircase as well as its available under-stairs storage.

The kitchen is a standout feature of this beautiful home, being not only impressive in size with its open plan design, but is well equipped, with a range of on-trend solid wood units & central kitchen seating island for six people. There are a range of quality integrated appliances, glazed & illuminated display cabinets and solid oak worktops providing a quality finish.

Serving the kitchen is a separate utility room with vaulted ceiling and Velux skylight.

The kitchen seamlessly opens into a superb size lounge and open dining room having a feature cast iron multi fuel stove with bifold doors giving immediate access to the attractive rear gardens.



From the lounge, there is a rear vestibule giving access to the rear gardens & the ground floor cloaks plus a useful walk-in storage cupboard, perfect for family living.

The additional lounge is located to the far side of the house & is also an impressive size providing a relaxed reception room in-addition to the open plan lounge/diner whilst also creating a versatile space with alternative use for an additional ground floor fifth bedroom, if required. There is also annex potential with the conversion of the adjoining external store.

The first floor doesn't disappoint with its four good size bedrooms and impressive sized master suite which is another main feature which includes a spacious en-suite and sizable walk-in wardrobe. In addition, there is a modern family sized bathroom with a luxurious freestanding bath and separate enclosed shower cubicle.

Externally, there are attractive & professionally landscaped rear gardens designed to create a multiuse garden which incorporates alfresco dining and relaxing patio spaces being well established with a water feature & an assortment of seasonal plants & shrubs. The garden enjoys a good degree of privacy as well as the majority of the late morning to the late evening sun.

Located on the cusp of this popular development close to local schools & amenities as well as Biddulph Valley walkway.

This magnificent property looks impressive in size with instant curb appeal courtesy of its upgraded

rendered frontage & contrasting on trend windows. Properties of this standard & price point are few, therefore a viewing appointment is absolute imperative to appreciate the size of this family home.

Entrance Hall 8' 5" x 12' 2" (2.57m x 3.72m)

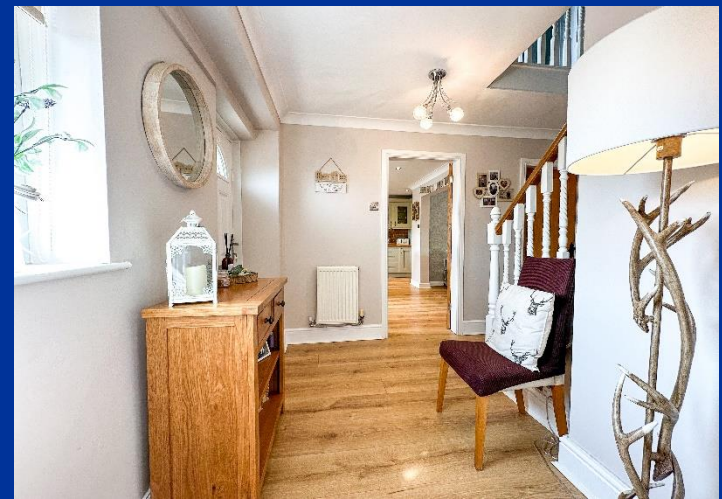
Double glazed front entrance door with glazed panel, radiators, oak effect laminate flooring. Under stairs store cupboard, coving to ceiling, UPVC double glazed bay window to the front aspect.

Family Room/ Bedroom five 13' 9" x 14' 8" (4.2m x 4.48m)

Having a UPVC double glazed window to the front aspect, feature fireplace with exposed lintel with slate half. Coving to ceiling, and radiator.

Open Plan Kitchen 15' 7" x 14' 6" (4.74m x 4.43m)

Having a range of on trend wall mounted cupboard and base units with solid oak fitted work surface, incorporating central kitchen island & overhead lighting. Central island also having seating for six people with incorporating wine cooler and storage with oak countertop. Recess LED lighting to ceiling, continuous oak effect laminate flooring, UPVC double glazed windows to the front aspect, glazed display cabinets with inset lighting, larder store with pull out drawers. Belfast double sink unit with deck mounted chrome mixer tap over. Range of quality integral appliances by Bosch including integral dishwasher, newly installed 2024, full length larder side-by-side fridge and separate freezer. Double width Matt black extractor fan with space for a double width Range style cooker. Exposed brick effect tile splashback, under cupboard lighting, radiator, laminate flooring and door to utility.



Utility room 4' 11" x 8' 7" (1.49m x 2.62m)

Having a vaulted ceiling with recessed LED lighting and Velux skylight. Wall & base cabinets with granite effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for washing machine, space for dryer, space for fridge, Walnut effect vinyl flooring, UPVC double glazed entrance door with half glazed panel.

Lounge/Diner 18' 7" x 13' 6" (5.66m x 4.12m)

Having bifold double glazed doors giving access to the rear gardens, feature fireplace with oak effect exposed lintel with a cast-iron multifuel stove set upon a tiled effect hearth. UPVC double glazed window to the rear aspect, continuous oak effect laminate flooring, coving to ceiling and radiator.

Vestibule 5' 10" x 7' 5" (1.78m x 2.27m)

Radiator, vinyl floor and UPVC rear entrance door.

Walk-in Storeroom 8' 0" x 3' 7" (2.44m x 1.08m)**Ground Floor Cloak**

Having a white WC, wash hand basin set in vanity storage unit, radiator, UPVC double glazed window to the rear, coving to ceiling and patterned vinyl flooring.

First Floor Landing

Galleried landing having access to loft space, coving to ceiling.

Bedroom 1 14' 3" x 14' 3" (4.34m x 4.34m)

Having a UPVC double glazed window to the front aspect, half panelled walls, two radiators and access to loft space.

Walk-in Wardrobe 6' 6" x 6' 3" (1.98m x 1.9m)

Having fitted shelving and hanging rails, radiator, oak effect laminate flooring, UPVC double glazed window to the rear aspect and coving to ceiling.

En-suite Bathroom 6' 6" x 7' 9" (1.99m x 2.36m)

Having enclosed shower cubicle with dual thermostatically controlled shower having a fixed showerhead and separate detachable shower, low level WC, wash hand basin set in vanity storage unit with mixer tap over. Half tiled walls with a travertine border, UPVC double glazed obscured window to the rear aspect, coving to ceiling, extractor fan and vinyl flooring.

Family Bathroom 11' 5" x 5' 10" (3.49m x 1.78m)

Having a modern freestanding bath with wall mounted mixer tap & slate effect tiled shelved backdrop, wash hand basin set in vanity storage unit with incorporating WC having a concealed cistern with counter top over. UPVC double glazed obscured window to the front aspect, coving to ceiling, recess LED lighting, built-in store cupboard. Ideal gas fired central heating boiler. Flooring and half tiled walls. Enclosed shower cubicle with a thermostatically controlled dual shower having fixed rainfall showerhead and detachable shower, perspex shower screening and glazed shower door. Traditional style heated towel radiator.

Bedroom 2 9' 0" x 15' 6" (2.74m x 4.72m)

Having two UPVC double glazed windows to the front aspect, radiator, coving to ceiling, half panelled walls. Walk in wardrobe with fitted shelving and hanging rails.

Bedroom 3 13' 6" x 9' 5" (4.12m x 2.87m)

Having a UPVC double glazed window to the rear aspect overlooking the gardens and radiator.

Bedroom 4 8' 11" x 7' 7" (2.73m x 2.3m)

Having a UPVC double glazed window to rear aspect, radiator, oak effect laminate flooring.

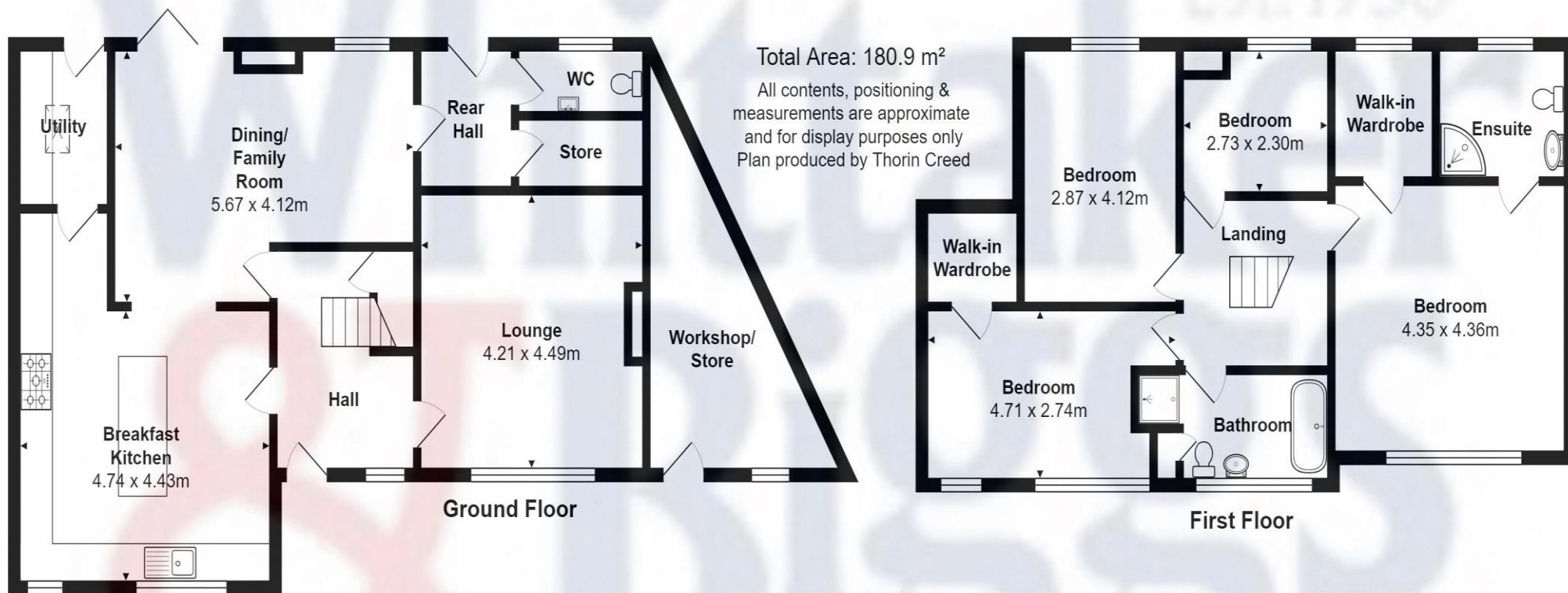
Externally

Attached Rear Store. Having a UPVC front entrance door, electric light & power. Block paved front garden providing off road parking for vehicles. Gated access to the rear garden which is professionally landscaped & fully enclosed offering a good degree of privacy.











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