



Holywell Close, Knypersley, ST8 7XG.
£350,000

Whittaker Est. 1930
& Biggs

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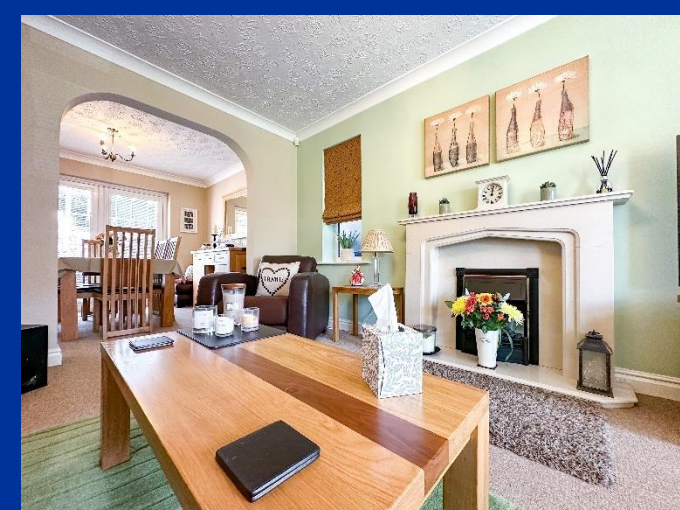
A fantastic family home occupying an elevated position within a small cul de sac, adjoining open fields to the rear aspect.

This four bedroom home has three reception rooms allowing reconfiguration to create an open plan dining / living kitchen without the need of extending. However, there is also potential to extend if required.

This attractive home has a spacious lounge, with an adjoining dining room whilst there is the additional benefit of a separate study room / playroom (not shown). There is also a separate ground floor cloaks and utility room. The first floor has four good sized bedrooms, with the master having an en suite shower room, in addition to the family bathroom. The rear bedrooms each have an open outlook over the adjoining fields, which are a feature of this property.

Another highlight has to be the landscaped rear gardens, which have been tiered to create a patio area and separate raised lawn, which has beautiful floral borders. The timber pergola provides a pleasant seating and alfresco dining area, which also enjoys the late evening sunshine. There is also an external useful storage room to the side of the property.

Standing proudly upon an elevated plot with an attractive frontage, which also has a side driveway allowing off road parking and a detached garage. This popular development is well located for schools and local amenities.



Entrance Hall

UPVC double glazed entrance door to the front elevation. Stairs to the first floor leading off, radiator, laminate flooring.

Living Room 16' 0" x 11' 3" (4.88m x 3.43m)

UPVC double glazed dual aspect windows to the front aspect, UPVC double glazed window to the side aspect. Feature gas fire with granite hearth and surround, coving, two radiators, TV point. Archway leading through to the dining room.

Dining Room 9' 1" x 9' 1" (2.77m x 2.77m)

UPVC double glazed patio doors to the rear aspect, coving, radiator.

Study 7' 2" x 5' 7" (2.18m x 1.70m)

UPVC double glazed window to the front aspect.. Built in office work space with shelving, radiator, laminate flooring.

Downstairs WC

UPVC double glazed window to the side aspect.. Low level WC. Vanity hand wash basin. Recessed ceiling downlighters, partially tiled walls, radiator, tiled flooring.

Kitchen 10' 10" x 9' 2" (3.30m x 2.79m)

UPVC double glazed window to the rear aspect. A range of fitted wall, drawer and base units with work surfaces, incorporating a ceramic sink with a drainer and mixer tap. Built in appliances comprising of an electric oven and grill, and a gas hob with an extractor fan. Built in fridge and separate freezer as undercounter, space for a dishwasher, recessed ceiling downlighters, partially tiled walls, storage cupboard, radiator, laminate flooring.

Utility Room

UPVC double glazed entrance door to the rear aspect. A range of fitted cupboards, base units and work surfaces,

incorporating a stainless steel sink with a mixer tap and drainer. Space and plumbing for washing machine. Partially tiled walls. Laminate flooring. New Baxi boiler, installed July 2024.

First Floor Landing

Loft access.

Bedroom One 15' 11" x 11' 5" (4.85m x 3.48m)

UPVC double glazed window to the front aspect.. Ceiling fan light. Radiator.

En-suite

UPVC double glazed window to the side aspect. A three piece suite comprising of a shower cubicle, pedestal hand wash basin and a recessed WC. Recessed ceiling downlighters. Extractor fan. Radiator. Vinyl Flooring.

Bedroom Two 12' 7" x 9' 3" (3.84m x 2.82m)

UPVC double glazed window to the front aspect. Built in storage cupboards. Ceiling fan light. Radiator.

Bedroom Three 9' 5" x 7' 11" (2.87m x 2.41m)

UPVC double glazed window to the rear aspect. Radiator.

Bedroom Four 9' 5" x 8' 6" (2.87m x 2.59m)

UPVC double glazed window to the rear aspect. Radiator.

Bathroom -

UPVC double glazed windows to the rear aspect. Panelled bath with a shower head attachment, pedestal hand wash basin, and a recessed WC. Recessed ceiling downlighters. Extractor fan. Partially tiled walls. Radiator. Laminate flooring.

Garage 18' 0" x 8' 10" (5.49m x 2.69m)

Up and over garage door. Power and lighting.



Exterior

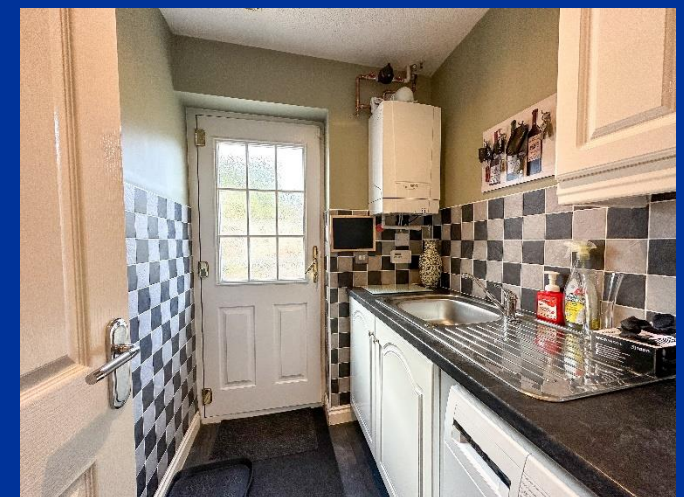
To the front elevation there is a tarmac driveway, providing off road parking leading up to the detached garage. There is an elevated lawned garden area in front of the property, with borders having a range of seasonal plants and flowers. There is a secured gate to the side of the property for access to the rear garden. To the rear of the property there is a large tiered garden, having a paved patio and steps up to the raised lawned garden, which adjoins open fields and enjoys a good degree of privacy. Indian stone patio area with a

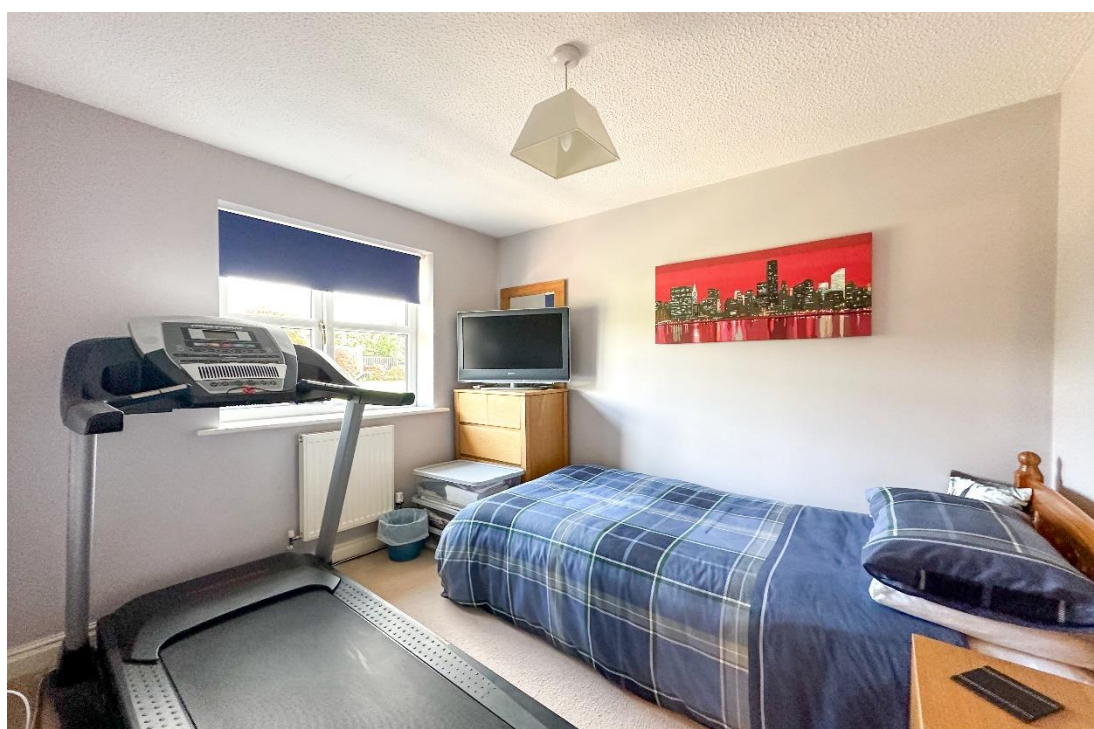
decorative gravelled border, decked area and timber pergola with seasonal plants and shrubs. Lean to storage room, with power and lighting to the side of the property and a useful storage shed positioned behind the garage, along with an outside tap.

Note:
Council Tax Band: D

EPC Rating: C

Tenure: Freehold









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