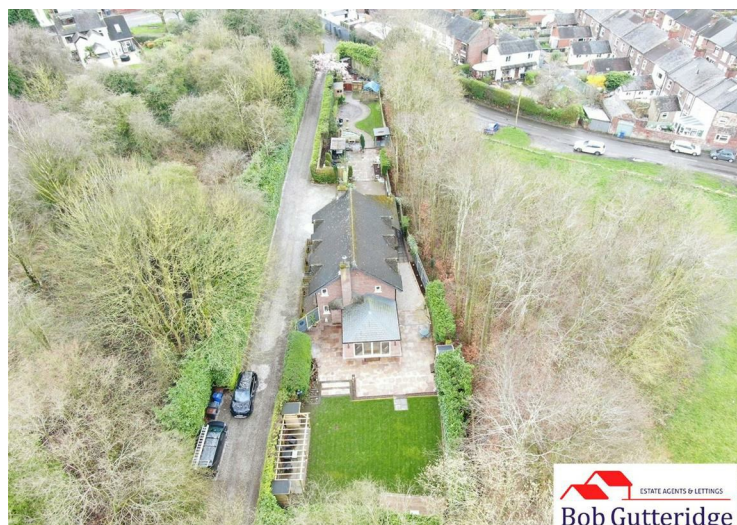


## Cinder Cottage Bignall End Road, Bignall End, Stoke-On-Trent, Staffs, ST7 8LT



**Freehold £695,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this desirable modern day detached home, built in the style of a period cottage which ooze's with charm and character ! The current owners of this simply stunning home have re configured and modernised it throughout and the end result is something quite stunning and desirable ! As you would expect this property offers the modern day comforts of double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious through lounge, dining room, games room, study, fitted kitchen / breakfast room with Inglenook fireplace, utility room, downstairs WC and an addition of a wonderful garden room. To the first floor, four generous bedrooms can be found with three offering built in wardrobes plus an en-suite shower room off the master bedroom and a four piece first floor family bathroom. Externally works have continued and the property is accessed via a stone chipped driveway which allows for off road parking for several vehicles, there is also access to two landscaped sides gardens and an enclosed rear garden. This truly wonderful home can only be appreciated upon internal inspection and viewing is a must !

### **ENTRANCE HALL 3.78m x 3.07m (12'5" x 10'1")**

With two double glazed windows to front, feature part panelled part glazed front access door, battery and mains smoke alarm, four LED spotlight fittings, ceramic tiled flooring, power points, stairs to first floor landing and doors to rooms including;



**THROUGH LOUNGE 7.32m x 4.01m reducing to 3.30m (24'0" x 13'2" reducing to 10'10")**

With double glazed windows to front and rear aspects, double glazed window to side, ten LED spotlight fittings, two panelled radiators, oak effect laminate flooring, Inglenook style fireplace with oak mantle shelf plus log effect gas fire, Sky-Q connection point (Subject to usual transfer regulations), TV aerial connection, power points and access to;



### DINING ROOM 3.91m x 3.35m (12'10" x 11'0")

With Upvc double glazed patio door to rear with double glazed panel to side, four LED spotlight fittings, pendant light fitting, oak effect laminate flooring, double panelled radiator and power points.



### GAMES ROOM 4.98m x 4.37m (16'4" x 14'4")

With Upvc double glazed window to side, three lamp downlighter, three LED spotlight fittings, oak effect laminate flooring, double panelled radiator, TV aerial connection point, power points and access to;





**STUDY 2.62m x 1.60m (8'7" x 5'3")**

With double glazed window to side, two LED spotlight fittings, modern vertical radiator and power points.



**REAR LOBBY 2.77m x 1.60m (9'1" x 5'3")**

With multi-glazed side access door with double glazed unit to side, two LED spotlight fittings, oak effect laminate flooring, double panelled radiator, double doors reveal built in store and power points.

**FITTED KITCHEN / BREAKFAST ROOM 5.61m x 7.32m reducing to 5.11m (18'5" x 24'0" reducing to 16'9")**

With double glazed windows to side and front aspects, nine LED spotlight fittings, heat detector, pendant light fitting, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, woodblock effect work surface with built in ceramic bowl and a half sink unit with chrome mixer tap above, space for freestanding range cooker with extractor hood above, space for American fridge/freezer, oak effect laminate flooring, feature Inglenook style fireplace with two inset spotlight fittings plus cast iron multi-fuel burner, slate effect hearth, power points and access to;





### UTILITY ROOM 2.31m x 2.03m (7'7" x 6'8")

With double glazed window to rear, three LED spotlight fittings, base mounted storage cupboards providing ample storage space, round edge work surface with built in bowl and a half ceramic sink unit with mixer tap above, plumbing for automatic washing machine space for condenser dryer, ceramic splashback tiling, oak effect laminate flooring, power points and access off to;



### DOWNSTAIRS WC 2.06m x 1.02m (6'9" x 3'4")

With double glazed frosted window to rear, Manrose extractor fan, LED spotlight fitting, half panelling to walls, panelled radiator, a traditional style suite comprising of low level WC, pedestal sink unit with taps above, panelled radiator and vinyl cushion flooring.



**GARDEN ROOM 4.88m x 4.80m (16'0" x 15'9")**

With Upvc double glazed panels to front and rear, Upvc double glazed double doors to side, eleven LED spotlight fittings, oak effect laminate flooring, modern vertical radiator, TV aerial connection point and power points.





## FIRST FLOOR LANDING

With double glazed window to front, battery and mains smoke alarm, pendant light fitting, panelled radiator, power points and door to rooms including;



## MASTER BEDROOM 4.95m x 4.65m reducing to 3.78m (16'3" x 15'3" reducing to 12'5")

With double glazed windows to front and side aspects, seven LED spotlight fittings, panelled radiator, TV aerial connection point, power points and built in wardrobes providing ample domestic hanging space and storage space. Access off to;



### EN-SUITE SHOWER ROOM 2.54m x 1.85m (8'4" x 6'1")

With double glazed window to side, four LED spotlight fittings including extractor fan sitting, a modern white suite comprising of vanity sink unit with traditional style chrome mixer tap above, low level WC, double shower enclosure with thermostatic direct flow shower, aqua boarding to splashback, ceramic wall tiling, vinyl cushion flooring and panelled radiator.



### BEDROOM TWO (FRONT) 4.01m x 3.61m (13'2" x 11'10")

With double glazed window to front and side aspects, four LED spotlight fittings, pendant light fitting, panelled radiator, TV aerial connection, power points and built in wardrobe providing ample domestic hanging space and storage space.





**BEDROOM THREE (REAR) 3.56m x 3.58m reducing to 2.44m (11'8" x 11'9" reducing to 8'0")**

With double glazed window to rear, five LED spotlight fittings, panelled radiator, power points, TV aerial connection and built in wardrobe providing ample domestic hanging space and storage space.



**BEDROOM FOUR (REAR) 3.40m x 2.92m (11'2" x 9'7")**

With double glazed window to rear, four LED spotlight fittings, panelled radiator, TV aerial connection and power points.





## FIRST FLOOR FOUR PIECE BATHROOM 3.51m x 2.39m (11'6" x 7'10")

With double glazed window to rear, six spotlight fittings including extractor fitting, a traditional style white suite comprising of high level WC, ceramic sink unit with traditional style mixer tap above, rolltop bath unit with Victorian style mixer tap with hair attachment, corner glazed shower cubicle with thermostatic direct flow shower, vinyl cushion flooring and double panelled radiator.



## BRICK STORE

With two sets of double timber garage doors, pendant light fitting, power points and access to a loft space providing ample storage space.

**EXTERNALLY**



**FORE GARDEN**

The front of the property is approached via a long gravel driveway which can be accessed from a secure gate off Bignall End Road and provides off-road parking for several vehicles.





**SIDE GARDEN**

Bounded by concrete post and timber fencing along with mature hedges, an expansive Indian stone paved area provides ample patio and sitting space, railway sleepers lead up to a lawn section with a further paved and decked area providing further patio and sitting space, two log stores, external lighting and access to;



**REAR GARDEN**

Bounded by concrete post and timber fencing, Indian stone paved area provides patio and sitting space, stone chipping area, railway sleepers to borders, external cold water tap, external light fitting and access off to;





**SIDE GARDEN**

Bounded by concrete post and timber fencing along with mature hedges, a block and paved area provides a tranquil patio and sitting space and offers its own garden bar along with a sheltered seating area, a windy brick paved pathway with lawn and slate chipping to border provides access to a garden timber shed and chicken coup plus a handy storage area.





## **COUNCIL TAX**

Band 'E' amount payable to Newcastle under Lyme Borough Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

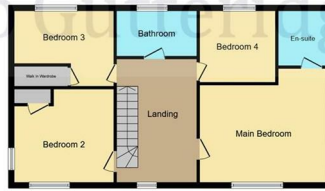
Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **NOTE**

Please note this property has a public right of way along the gravelled driveway to the front of the property.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

