

## 33 Kingsfield Oval, Basford, Stoke-On-Trent, Staffs, ST4 6HN



**Freehold Offers in excess of £355,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable detached home situated in this ever popular residential street in Basford which provides ease of access to both Newcastle & Hanley Town Centres as well being near to local shops, schools and amenities. This desirable home is beautifully presented throughout and a credit to the current owners. As you would expect this home offers the modern day comforts of Upvc double glazing along with newly installed combi central heating and in brief the accommodation comprises of porch, entrance hall with parquet flooring, downstairs WC, lounge, dining room, sitting room, modern fitted kitchen and to the first floor are three generous bedrooms along with a first floor bathroom and access to a usable loft space. Externally the property offers gardens to front and rear along with off road parking. Viewing Of This Home Is A Must !

## **PORCH**

With Upvc double glazed front access door with inset lead pattern and part panelled part glazed door leads off to;

## **RECEPTION HALLWAY**

With Upvc double glazed window to front, coving to ceiling, spotlight fittings, panelled radiator, Parquet flooring, stairs to first floor landing and double doors reveal a built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems. Doors lead off to rooms including;



## **GROUND FLOOR WC**

With Upvc double glazed window to side, ceramic half wall tiling with inset decorative border tile, a white suite comprising of corner sink unit with mixer tap above, low level WC and a panelled radiator.



## FITTED KITCHEN 3.40m x 2.82m (11'2" x 9'3")

With Upvc double glazed windows to side and rear aspects, Upvc double glazed side access door, coving to ceiling, multi-spotlight fitting, a range of base and all mounted shaker oak storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven/grill beneath plus extractor hood above, stainless steel splashback, ceramic splashback tiling, ceramic tiled flooring, integrated slimline dishwasher, plumbing for automatic washing machine, panelled radiator and power points.



**DINING ROOM 2.84m x 2.82m (9'4" x 9'3" )**

With Upvc double glazed window to side, coving to ceiling, pendant light fitting, engineered oak flooring, panelled radiator, power points, door to lounge and double access off to;



**SITTING ROOM 4.29m x 3.38m (14'1" x 11'1" )**

Beautiful light and airy sun room to the rear of the property giving access to and overlooking the rear garden. With Upvc double glazed double doors to rear, Upvc double glazed windows to side and rear aspects, two skylights, engineered oak flooring, panelled radiator and power points.



## LOUNGE

A stylish, cosy and welcoming room with a Upvc double glazed bay window overlooking the rear garden, Upvc double glazed window to side aspect., panelled radiator, feature living flame gas fire with handsome carved oak surround plus mantle and power points.



## FIRST FLOOR LANDING

With Upvc double glazed window to front aspect, door to built in store, oak balustrade with glass panel and doors to rooms including;



## BEDROOM ONE 4.14m x 3.35m (13'7" x 11'0")

With two Upvc double glazed windows to rear, coving to ceiling, pendant light fitting, panelled radiator and power points.



### **BEDROOM TWO 3.35m x 3.30m (11'0" x 10'10")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and access to;



### **USABLE LOFT SPACE 4.57m x 2.67m (15'0" x 8'9")**

A lovely versatile space with Upvc double glazed window offering far reaching views to the rear aspect, panelled radiator, three lamp light fitting, power points and access to eaves providing storage space.



### **BEDROOM THREE 2.92m + recess x 2.90m (9'7" + recess x 9'6")**

With Upvc double glazed windows to front and side aspects, coving to ceiling, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR BATHROOM 2.13m x 1.83m (7'0" x 6'0")**

With Upvc double glazed window to side, a built in suite comprising of WC, vanity sink unit with chrome mixer tap above, "P" shaped bath/shower unit with curved glazed shower screen plus electric shower, fully tiled in ceramic wall tiles, vinyl cushion flooring and a chrome towel radiator.



**EXTERNALLY**





## FORE GARDEN

Bounded by garden brick walls with double timber gates providing vehicular access to the front of the property, a tarmac driveway with block borders provides ample off road parking for several vehicles and access leads alongside the property to;

## REAR GARDEN

Bounded by mature hedges along with concrete post and timber fencing, an Indian stone paved area provides ample patio and sitting space, lawn section with mature shrubs to borders, decked and paved patio areas to rear providing further sitting space, stone chipping and access to;



## DETACHED SECTIONAL GARAGE

With up and over door, aluminium side access door, Upvc double glazed window to side and ample external storage space.

## COUNCIL TAX

Band 'C' 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**

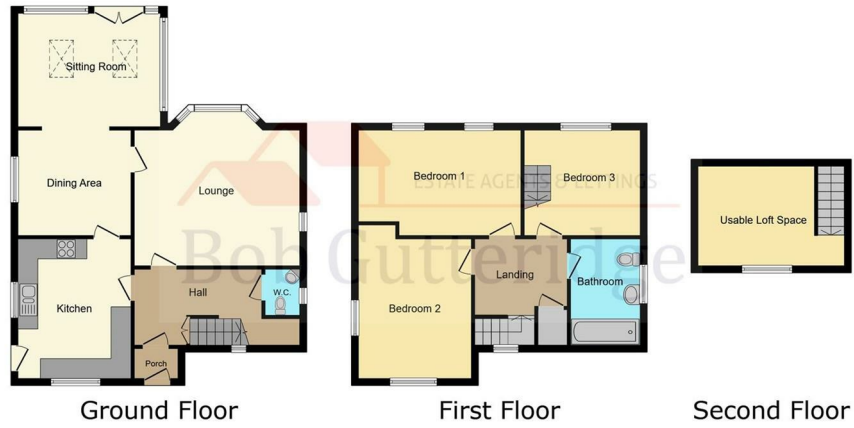
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **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.



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		77 C
55-68	D	59 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

