

Sycamore House Gladstone Place, Penkhull, Stoke-On-Trent, Staffs, ST4 5HP



Freehold Offers in excess of £500,000

Bob Gutteridge Estate Agents are delighted to bring to the market this stunning **BRAND NEW BUILT** detached home situated in this popular and convenient Penkhull location. The developer of this home has left no stone unturned and end result is something quite stunning ! This highly efficient home is enhanced with Upvc double glazing along with air source heating and in brief the accommodation comprises of entrance hall, downstairs WC, lounge with a feature brick fireplace and lining for a log burner, beautiful modern open plan fitted kitchen/dining/family room, utility room and to the first floor are three double bedrooms along with a four piece bathroom and en-suite shower room off bedroom one. To the second floor a study and fourth bedroom can be located as well as an addition en-suite. Externally the grounds have been landscaped to allow for ample off road parking along with detached brick garage and enclosed rear garden. This truly stunning home should be viewed at a potential purchasers earliest convenience !

ENTRANCE HALL

With Upvc front access door with double glazed panels to sides and inset Georgian pattern, two LED spotlight fittings, battery/mains smoke alarm, two power points, modern grey wood effect flooring, stairs to first floor landing and access leads off to;



DOWNSTAIRS WC 1.93m x 1.09m (6'4" x 3'7")

With Upvc double glazed frosted window to front with inset Georgian pattern, two LED spotlight fittings, extractor fan, electricity consumer unit, a white suite comprising low level WC, vanity sink unit with chrome mixer tap above, marble effect aqua boarding to splashback and modern grey wood effect flooring.



LOUNGE 3.96m x 3.35m (13'0" x 11'0")

With Upvc double glazed window to front with inset Georgian pattern, four LED spotlight fittings, modern wood effect grey flooring and six power points.



**FITTED OPEN PLAN KITCHEN/DINER/FAMILY ROOM 6.99m x 5.18m
(22'11" x 17'0")**

With Upvc double glazed patio doors to rear with inset Georgian pattern and double glazed skylight above x 2, eleven LED spotlight fittings, heat detector, a range of base and wall mounted soft grey storage cupboards providing ample domestic cupboard and drawer space, square edge work surface with built in resin sink unit with mixer tap above, built in four ring electric hob unit with oven beneath plus extractor hood above, ceramic splashback tiling, integrated dishwasher, modern grey wood effect laminate flooring, power points and access off to;



UTILITY ROOM 1.65m x 2.11m (5'5" x 6'11")

With Upvc double glazed side access door, Upvc double glazed panels to sides with inset Georgian pattern, two LED spotlight fittings, extractor fan, plumbing for automatic washing machine, space for condenser dryer, base mounted storage cupboards, square edge work surface, spurs for appliances, power points and modern grey wood effect flooring.

FIRST FLOOR LANDING

With battery/mains smoke alarm, pendant light fitting, double panelled radiator, stairs to second floor landing, door to built in airing cupboard housing the hot water cylinder and doors to rooms including;



**LUXURY FOUR PIECE FIRST FLOOR BATHROOM 2.90m x 1.93m
(9'6" x 6'4")**

With two Upvc double glazed frosted windows to front with inset Georgian pattern, three LED spotlight fittings, a modern white four piece suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, panelled bath unit with chrome central mixer tap and hair attachment, corner glazed shower cubicle with thermostatic direct flow shower, aqua boarding in modern marble effect, wood effect vinyl cushion flooring and modern vertical towel radiator.



BEDROOM ONE (FRONT) 3.99m x 4.22m reducing to 3.58m (13'1" x 13'10" reducing to 11'9")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, double panelled radiator and power points. Door leads off to;



EN-SUITE 2.21m x 1.60m (7'3" x 5'3")

With LED light fitting, extractor fan, a modern white suite comprising low level dual flush WC, vanity sink unit with Monobloc chrome mixer tap above, corner glazed shower cubicle with thermostatic direct flow shower, aqua boarding to splashback in modern marble effect, wood effect flooring and modern vertical towel radiator.



BEDROOM TWO 2.82m x 3.30m (9'3" x 10'10")

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting, double panelled radiator and power points.



BEDROOM THREE 3.56m x 3.12m (11'8" x 10'3")

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting and power points.



SECOND FLOOR LANDING

With two double glazed Velux windows to front, panelled radiator, power points and access off to;



BEDROOM FOUR 4.62m x 4.50m reducing to 2.92m (15'2" x 14'9" reducing to 9'7")

With double glazed skylight to rear, Upvc double glazed window to rear with inset Georgian pattern, three LED spotlight fittings, double panelled radiator x 2, power points and access off to;



EN-SUITE SHOWER ROOM 2.26m x 1.45m (7'5" x 4'9")

With double glazed Velux window to front, a white suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic direct flow shower, ceramic splashback tiling, modern grey wood effect flooring and modern vertical chrome towel radiator.



STUDY 2.16m x 2.26m reducing to 1.63m (7'1" x 7'5" reducing to 5'4")

With double glazed Velux window to rear, two LED spotlight fittings, panelled radiator and power points.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls, a stone driveway provides off road parking for several vehicles, external lighting, EV charger point and access alongside the property to;

REAR GARDEN

Bounded by mature hedges to border along with stone/brick walls, a timber decked area provides ample patio and sitting space, lawn section and shrubs to borders. Access leads off to;



DETACHED BRICK GARAGE

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

COUNCIL TAX

Awaiting Council Tax Banding.

Looking To Sell Your Home?

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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 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



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HOURS OF OPENING

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

