

29 Minerva Close, Knypersley, Stoke-On-Trent, Staffs, ST8 6SZ



Freehold £265,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and extended up to date detached home situated in a desirable cul de sac location in Knypersley which backs on to Biddulph Valley walkway. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the accommodation comprises of entrance lobby, spacious lounge, beautiful modern extended fitted kitchen / dining room with integrated appliances and to the first floor are three bedrooms along with a beautiful fully tiled bathroom. Externally the front and side have been blocked paved to allow for ample off road parking along with providing access to a detached garage and to the rear an ease of maintenance enclosed rear garden can be located offering a good degree of privacy. This truly beautiful home should be viewed at a potential purchasers earliest convenience to avoid dissapointment !

ENTRANCE LOBBY

With composite double glazed frosted front access door, pendant light fitting, electricity consumer unit, double panelled radiator, modern grey herringbone design wood effect flooring, stairs to first floor landing and door provides access off to;



LOUNGE 4.65m x 3.51m + recess (15'3" x 11'6" + recess)

With Upvc double glazed bow window to front, eight spotlight fittings, double panelled radiator, herringbone design modern grey flooring, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations) power points, smoke alarm and door leads off to;



EXTENDED MODERN FITTED KITCHEN / DINING ROOM 4.78m x 4.42m reducing to 3.45m (15'8" x 14'6" reducing to 11'4")

With aluminum double glazed bi-fold doors to rear, Upvc double glazed frosted window to side, Upvc double glazed frosted side access door, Upvc double glazed dome, twelve LED spotlight fittings, three downlights, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with built in four ring electric ceramic hob unit with extractor hood above, integrated wine chiller, integrated fridge/freezer, integrated fan assisted oven with grill above, integrated microwave, integrated dishwasher, washing machine and dryer, modern grey herringbone design flooring, built in sink unit with brushed stainless steel mixer tap above, traditional style vertical radiator and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, smoke alarm, pendant light fitting, three wall light fittings, shelving area and doors to rooms including;



BEDROOM ONE (FRONT) 4.45m x 3.35m (14'7" x 11'0")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and TV aerial connection point.



BEDROOM TWO (REAR) 3.02m x 2.41m (9'11" x 7'11")

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



BEDROOM THREE (FRONT) 3.12m reducing to 1.78m x 1.93m (10'3" reducing to 5'10" x 6'4")

With Upvc double glazed window to front, pendant light fitting, double panelled radiator, power points and door to a built in boiler cupboard housing a Baxi gas combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR BATHROOM 1.91m x 1.83m (6'3" x 6'0")

With Upvc double glazed frosted window to rear, four LED spotlight fittings, fully tiled in travertine effect wall ceramics within set feature mosaic wall, a white suite comprising of low level dual flush WC, pedestal sink unit with monobloc chrome waterfall mixer tap above, built in "L" shaped bath/shower unit with monobloc chrome waterfall mixer tap above plus electric shower, ceramic tiled flooring and a modern chrome vertical tile radiator.



EXTERNALLY

FORE GARDEN

Bounded by timber/concrete post and timber fencing, a brick paved area provides ample off road parking along with access leading alongside the property providing further off road parking, raised beds with mature shrubs along with stone chipping providing ease of maintenance, external lighting and access which leads alongside the property to a detached garage.



ENCLOSED LANDSCAPED REAR GARDEN

Bounded by concrete post and timber fencing, a timber decked area provides ample domestic patio and sitting space, artificial grassed area, a stone paved pathway leads to an expansive stone paved area providing further patio and sitting space along with offering a good degree of privacy, external lighting and external power points.



COUNCIL TAX

Band 'C' amount payable to Staffordshire Moorlands District 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	70 C	76 C
55-68	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

