

Armshead Road Werrington Stoke-On-Trent ST9 0EF



£485,000



## Armshead Road, Werrington, Stoke-On-Trent, ST9 0EF

WOW! Now here's a property I'm sure you will LOVE! -  
Stunningly presented and attention to detail that's over and above! -  
A FOUR BEDROOM DETACHED property in sought after LOCATION -  
You must take a look at this amazing creation! -  
With living space, bedrooms and bathrooms aplenty -  
And a gorgeous landscaped garden that is more than complimentary! -  
If Armshead Road is the place you want to call home -  
Arrange your viewing today, we're waiting by the phone.

Home is where the heart is and the place you feel at ease. This executive detached house draws you in and welcomes you through the door making it the perfect house to create a home in. It's a warm and welcoming family home with ample space for everyone to make their own both inside and out, all within a highly regarded sought after location in "Werrington", close to local amenities, schools and excellent commuter links. The accommodation comprises, reception hall, impressive breakfast kitchen, spacious lounge with bi-folding doors, utility with access into the integral garage and WC. On the first floor there is a spacious landing, master bedroom with en-suite shower room, guest bedroom and en-suite shower room, two further bedrooms and stylish family bathroom. Double glazing and central heating. Boasting a landscaped rear garden. Driveway providing ample off road parking. Early internal inspection highly recommended to appreciate this impressive family home.

### Entrance Hall

You are welcome by the stylish composite door to the front aspect. Stairs off to the first floor. Under floor heating.

### Breakfast Kitchen

19'2" max x 14'8" narrowing to 11'0" (5.86 max x 4.48 narrowing to 3.36)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary units. Quartz worktops. Breakfast island with Neff induction hob and extractor above. Integrated appliances include, Neff pyrolytic built-in oven, microwave and warming drawer. Two fridges, wine chiller and dishwasher. Inset sink with Quartz drawer and hot tap. Two double glazed windows. Under floor heating. Feature panelled radiator. Inset ceiling spot lights, cove and plinth lighting.



### Lounge

17'10" x 14'5" (5.45 x 4.40)

Double glazed feature window to the side aspect. Double glazed bi folding doors with access into the rear garden. Remote control blinds. Underflooring heating. Two feature radiators.

### Utility Room

10'5" narrowing to 5'11" x 8'11" (3.19 narrowing to 1.82 x 2.72)

Double glazed window and stylish composite door to the rear aspect. Wall mounted units. worktops with space below for appliances. Plumbing for automatic washing machine. Splash backs. Useful storage cupboard. Underfloor heating. Access to the integral garage and WC.

### Separate WC

4'6" x 3'1" (1.38 x 0.94)

Double glazed window to the side aspect. Low level WC and vanity wash hand basin. Tiled walls, Underfloor heating.

### First Floor

#### Landing

Inset ceiling spot lights. Loft access.

#### Master Bedroom

15'11" x 12'11" to robe (4.87 x 3.96 to robe)

Double glazed window to the front aspect. Built-in wardrobes with mirrored doors. Laminate wood effect flooring. Access to the en-suite.



#### En-Suite Shower Room

7'1" x 6'3" (2.18 x 1.92)

Modern suite comprises, shower tray with waterfall shower head and shower attachment, vanity wash hand basin and low level WC. Tiled walls with feature inset shelf. Tiled floor. Double glazed window to the side aspect. LED lighting. Underfloor heating.



### Bedroom Two

15'9" x 8'10" (4.82 x 2.70)

Double glazed window to the front aspect. Radiator. Access into the en-suite shower room.

### En-Suite Shower Room

6'9" max x 5'1" (2.06 max x 1.57)

Stylish modern suite comprises, shower cubicle housing waterfall shower head and shower mixer, vanity wash hand basin and low level WC. Inset ceiling spot lights. Tiled walls and tiled flooring. Underfloor heating. Double glazed window to the front aspect.

### Bedroom Three

10'8" to robe x 9'5" (3.26 to robe x 2.88)

Double glazed window to the rear aspect. Built-in wardrobes. Radiator.



### Bedroom Four

11'7" to robes x 8'2" (3.55 to robes x 2.51)

Double glazed window to the rear aspect. Built-in wardrobes. Radiator.

### Family Bathroom

8'11" x 8'9" (2.72 x 2.68)

Stylish suite comprises, panelled bath with waterfall mixer tap, contemporary wash hand basin and WC. Part slate tiled walls and slate tiled flooring. Double glazed window to the rear aspect. Inset ceiling spot lights. Feature panelled radiator. Underfloor heating.

### Externally

Block paved driveway/frontage providing ample off road parking. Gated accesses to the enclosed rear garden. To the rear aspect there is a good sized block paved patio/seating area. Steps to an additional decked patio seating area. Lawn garden with feature slate chipped boarder with planted shrubs. Wood shed with covered space suitable for hot tub. LED/Garden lighting. (Hot tub can be purchased by separate negotiation).

### Integral Garage

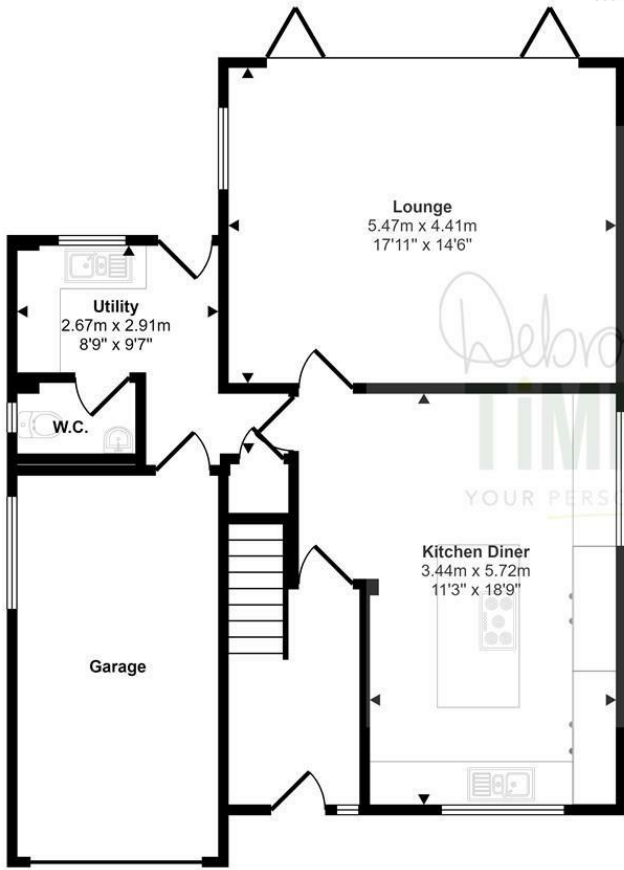
19'2" x 9'1" (5.86 x 2.78)

Power and light. Double glazed window. Currently the garage is used as a useful storage area and the garage door has been sealed, however this can be easily removed.

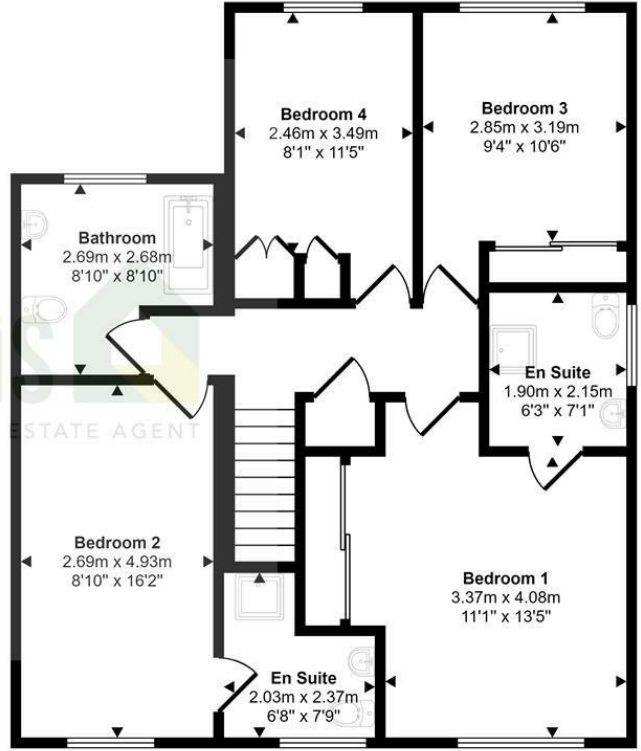




Approx Gross Internal Area  
159 sq m / 1712 sq ft



Ground Floor  
Approx 80 sq m / 861 sq ft



First Floor  
Approx 79 sq m / 851 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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