

# PTN Estates

Residential Sales & Lettings



**Staite Terrace Staite**

**£190,000**

Nestled on the picturesque fringe of the countryside with regular bus service this fabulous freehold two-bedroom residence with large driveway offers a serene escape from the bustle of city life. Boasting a harmonious blend of modern comfort, this home is a true haven for those seeking relaxation and natural beauty.

As you step inside, you're greeted by a welcoming lounge bathed in natural light, providing a cozy retreat for both quiet evenings and lively gatherings. Adjacent, the dining area seamlessly flows into a modern kitchen

The residence further impresses with two bedrooms, offering tranquility for restful nights. A newly renovated shower room adds a touch of luxury

Outside, the property reveals its true allure with a south facing private garden space, perfect for al fresco dining or simply basking in the serenity of the countryside. Whether it's enjoying a morning coffee amidst the birdsong or unwinding under the starlit sky, this outdoor oasis promises moments of blissful relaxation.

Conveniently situated on the fringe of the countryside, yet within easy reach of urban amenities, this home offers the best of both worlds. Explore nearby trails for invigorating hikes

Council Tax B

### Lounge 3.56 x 4.04

Approached by the tarmacadam driveway and entered through the UPVC entrance door into this immaculately presented lounge. With feature fire place inset with a modern stone effect electric fire. Offering a coved ceiling with artex and light point, gas central heating and UPVC double glazing to the front elevation. Doorway leads to the impressive kitchen and stairs lead to the first floor

### Kitchen With Distinctive Dining Area 3.56m x 2.97m

This most impressive kitchen with a distinctive dining area enjoys oodles of natural light beaming through the UPVC double glazed windows and door from the delightful south facing rear garden. Comprising of cream shaker style base and wall units which are complimented with light oak effect work top and tastefully tiled splash back. Further enhanced with a stainless steel effect single sink unit, wood effect flooring and gas connection for cooker, Benefits include ceiling light point and gas central heating

### Landing 1.77 x 0.89

With ceiling light point, access hatch to loft and airing cupboard with shelving and housing the Worcester boiler

### Bedroom One 3.56 x 3.59

Located to the front of the property and benefiting from wood effect flooring, UPVC double glazing, gas central heating and coved ceiling with light point

### Bedroom Two 1.76 x 2.28

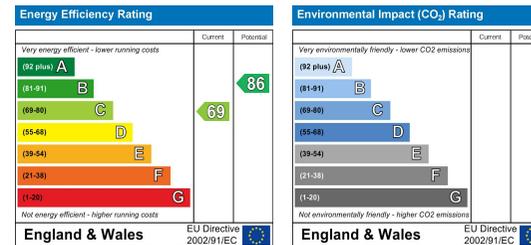
Located to the rear of the property and benefiting from UPVC double glazing, gas central heating and ceiling light point

### Shower Room 1.76 x 2.28

This reappointed shower room comprises of a single shower cubical with thermostatic shower, close coupled W.C and stylish vanity unit inset with wash hand basin. Complimented with tastefully half tiled walls and benefiting from obscure UPVC double glazing, gas central heating and ceiling light point

### South Facing Rear Garden

The south-facing rear garden of this property is truly exceptional, offering a valuable asset to the home. Its orientation ensures ample sunlight throughout the day, perfect for nurturing plants and enjoying outdoor activities. One of its key features is the complete privacy it provides, as it backs onto expansive playing fields, shielding it from neighboring properties. Boasting a shaped lawn that provides a lush green backdrop to the outdoor space. A York stone effect patio offers a charming and durable surface for outdoor seating and entertainment areas. The stocked borders will add vibrancy and color to the garden, as the seasons progress. Additionally, the presence of an access gate to the rear, further enhances the convenience and functionality of the garden, providing easy passage to the adjacent playing fields for recreational activities or leisurely strolls.



### Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

### Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

### Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.

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