



 **4**  
Bedrooms

 **2**  
Bathrooms

 **2**  
Receptions

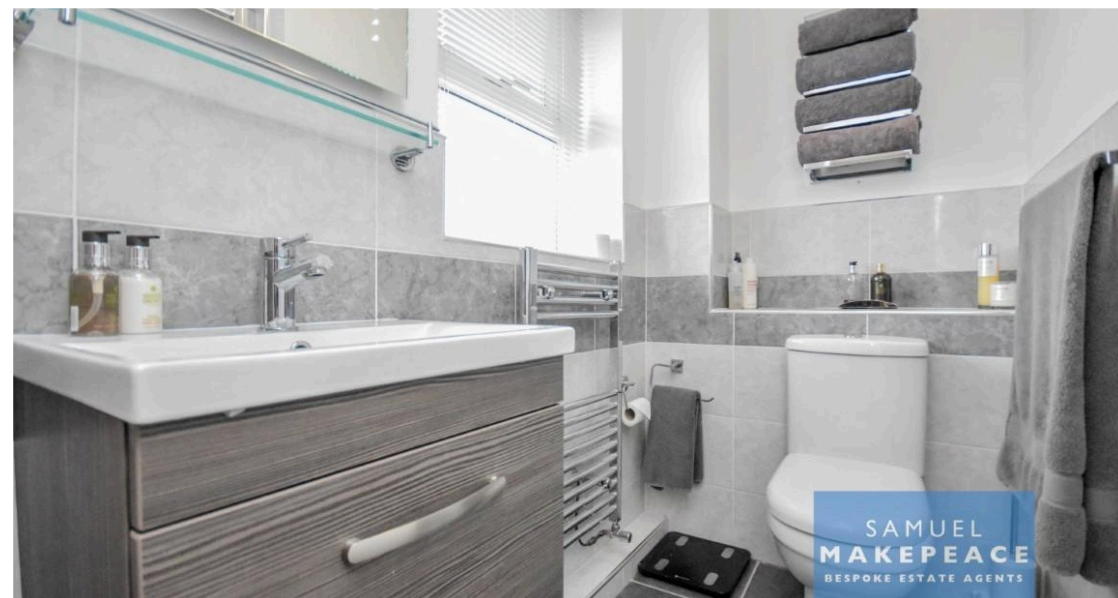
SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- MATURE FAMILY HOME
- FOUR DOUBLE BEDROOMS & MAIN with ENSUITE
- SPACIOUS OPEN PLAN LOUNGE with BAY WINDOW
- OPEN PLAN DINING ROOM
- CONSERVATORY EXTENTION
- FITTED KITCHEN with INTEGRATED APPLIANCES
- UTILITY ROOM with AMPLE APPLIANCE SPACE
- SOLAR PANELS - FIT GENERATES APPROX £600 P





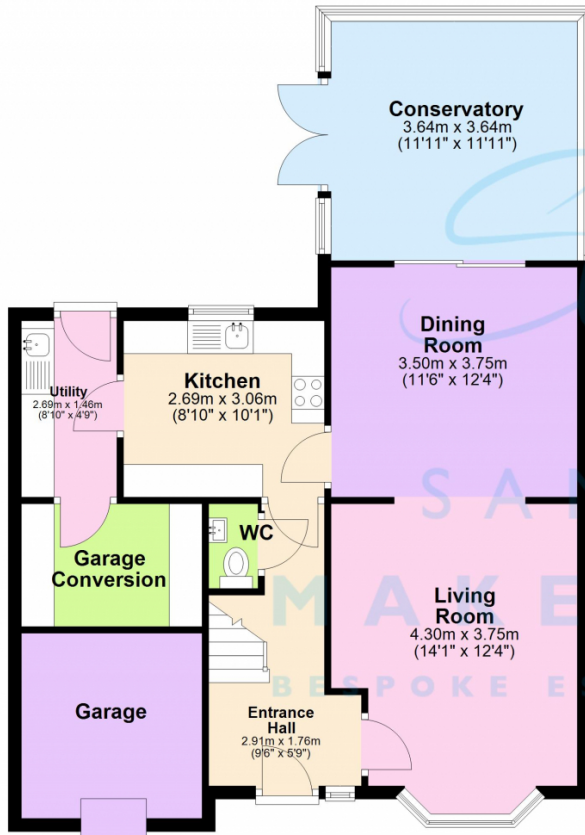
Glide into your new home on Winghay Road, Kidsgrove, where every corner feels like a smooth landing and each room invites you to take flight into new adventures. Presented to a simply immaculate standard throughout, this property is really a testament to the meticulous taste in décor of the current owners. The ground floor has extremely generous living accommodation, with a bay fronted open plan lounge that is so spacious, yet keeps warm with the gorgeous electric fire feature! The well-designed open-plan dining area is perfect for entertaining, complete with generous doors that lead into a brilliant conservatory extension, great for a morning cuppa. Culinary enthusiasts will love the chef-inspired kitchen, equipped with integrated appliances and even under floor heating. The property also hosts a utility room to keep all the noisy appliances out of the way of prying eyes, further the utility room provides access to the half converted garage, complete with cupboard and worksurfaces, perfect for an at home workshop or just that extra storage. Back into the elegant spacious entrance hall, a downstairs WC completed the ground floor and enhances the functionality of this lovely property. Upstairs, four double bedrooms await, a stunning master bedroom, complete with fitted wardrobes, bed system with integrated LEDs and a contemporary en-suite shower room. Three further bedrooms offer ample space for double beds or also provide the versatility for a guest bedroom, kids bedroom or even a home office! A luxurious family bathroom, can also be found on the first floor. Offering a three piece fitted suite with bat tub and shower head, to suit all needs. Outside is the true show stopper, recently renovated, this beautifully tiered garden is designed to delight and unwind whilst providing a great space for entertaining. Accommodating a gorgeous porcelain-tiled patio, lush lawn, and additional impressive seating area this garden is ready and waiting for you to host the best summer parties! The top tier is the gardens centerpiece, featuring composite decking, a stylish seating area and charming pergola it creates the perfect outdoor retreat for evening gatherings or cosy nights under the stars. The front can accommodate multiple cars on the paved driveway, so avoids any parking issues, and for extra convenience the garage can be accessed from the front of the property too! To complete this already fabulous property comes equipped with solar panels with a feed in tariff FIT generated approximately £600 annually and 11 years left at approx £6600 savings over the term left on FIT payments. So whilst being the home you've always dreamed of, it offers sustainable energy solutions too...what else is there to ask for?!



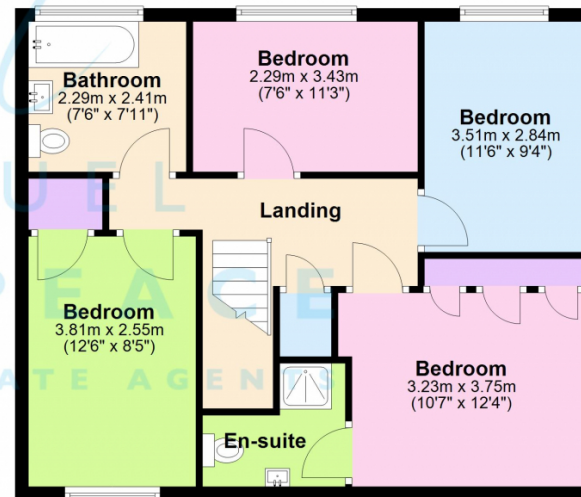




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Winghay Road, Kidsgrove, Stoke-on-Trent

Scan me for more info

