



 **6**  
Bedrooms

 **4**  
Bathrooms

 **5**  
Receptions

SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- AMAZING FIVE BEDROOM DETACHED PERIOD PROPERTY - NO CHAIN
- FULLY REFURBISHED THROUGHOUT TO THE HIGHEST OF STANDARDS
- OPEN PLAN KITCHEN/DINING WITH THREE PANE SLIDING DOORS ONTO PATIO
- FOUR RECEPTION ROOMS WITH A DOWNSTAIRS BEDROOM
- FOUR BATHROOMS INCLUDING GROUND FLOOR SHOWER ROOM
- FIVE DOUBLE BEDROOMS - FIRST AND SECOND BEDROOMS WITH EN SUITE
- MAIN BEDROOM WITH WALK IN WARDROBE
- HUGE FAMILY BATHROOM WITH DOUBLE SHOWER CUBICLE, FREE STANDING BATH & HIS AND HERS SINK
- FULL REWIRE, NEW BOILER & DOUBLE GLAZING THROUGHOUT



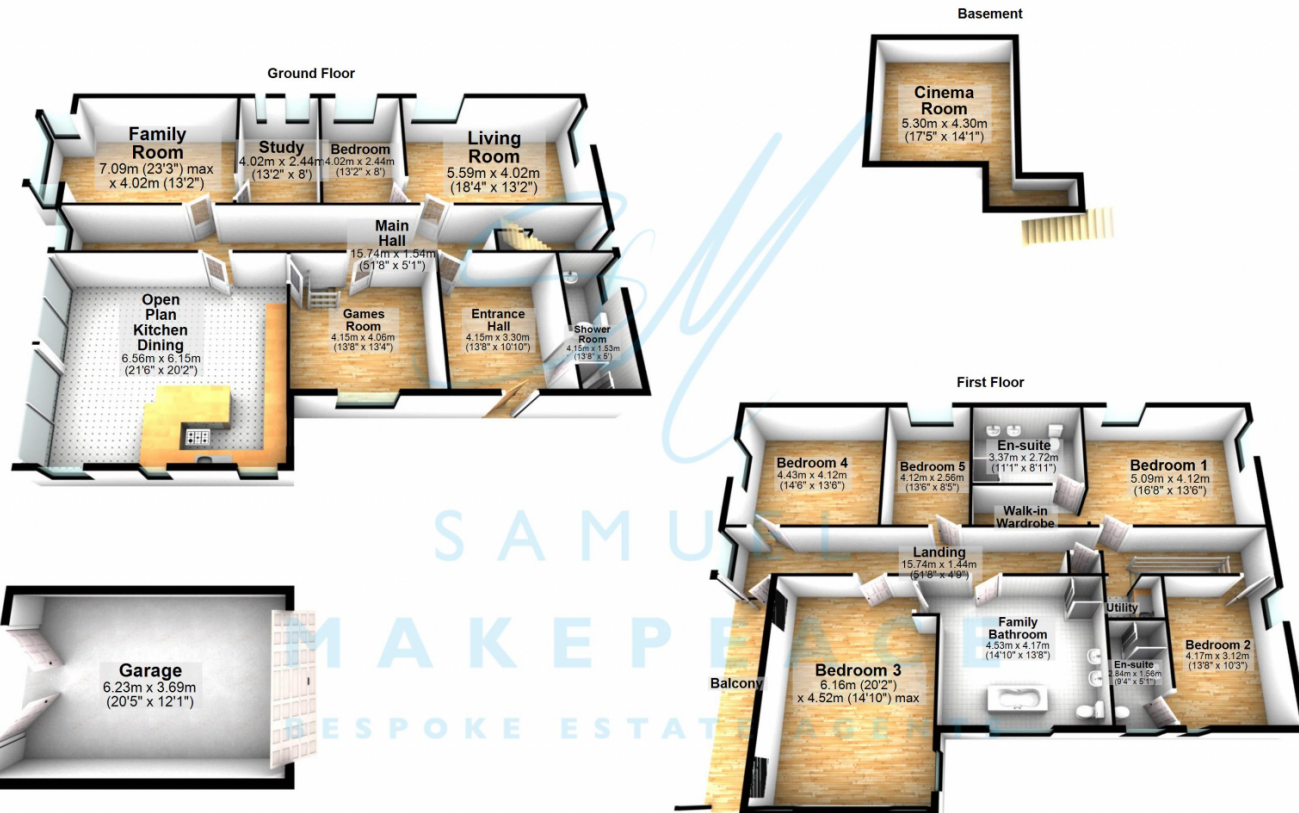


IF YOU GO DOWN IN THE WOODS TODAY YOUR SURE OF A BIG SURPRISE, IF YOU GO DOWN IN THE WOODS TODAY YOU BETTER GO IN DISGUISE! We have got a BIG surprise for you today, introducing the magnificent ST. JOHNS WOOD... A MAGNIFICENT FIVE BEDROOM DETACHED HOME. This property has been fully renovated, new full new rewire, new boiler and full double glazing throughout, the layout altered to modern day needs, but with also in keeping traditional features throughout... let me show you around! Step inside and you are greeted by a large entrance hall with fantastic tiles and plenty of space, with a feature fireplace the entrance hall also leads on to the downstairs shower room and WC which has been fantastically put together with a tiled shower, tiled floors and a vanity unit. Into the main hall, a 16 METRE hallway covered with luxury vinyl flooring which leads us to all rooms, but first we'll start with the lounge, which is a dual aspect room with plenty of space with a huge feature fireplace and parquet flooring, next up a further downstairs reception room which is currently used as a downstairs bedroom, with plenty of space for a double bed and wardrobes. There is also a games room which has plenty of space, and is also finished off with luxury vinyl flooring. The games room has a through door into the kitchen so can combine to a separate diner if you should wish. Back into the main hallway, and we will find another sitting room, which is situated to the back of the house with a FANTASTIC BAY WINDOW overlooking the garden, this is a huge room with plenty of space for all your living needs, this room also leads onto a study room. Without further ado the main event... The OPEN PLAN KITCHEN/DINER is the show stopper, this room has been recently converted from reception room, to host the best spot of the house. The IMMACULATE KITCHEN has a flurry of INTEGRATED APPLIANCES, including TWO BUILT IN COOKERS and TWO BUILT IN MICROWAVES, a full length fridge, and full length freezer and also dishwasher! There is plenty of cupboard space, an island with further cupboard space and also breakfast bar. There is plenty of space for a huge dining table, and also room for a sitting area. This fantastic room is finished off with the three sliding pane glass doors onto the rear patio area and garden, making it an ideal place for hosting and also family time. Back into the main hall, before we go upstairs there is a certain surprise... downstairs into the basement is a CINEMA ROOM a large room with projector and strip lights... the perfect room to sit back, relax and enjoy a film! Back upstairs onto the ground floor, the main hall is finished off with a handy storage cupboard! Up the stairs to the first floor you will find FIVE BEDROOMS all of which are LARGE DOUBLE ROOMS.. The main bedroom features a DRESSING ROOM and also a PRISTINE EN-SUITE which has a double walk in shower cubicle tiled floors and wall, finished off with a backlit mirror and a his & hers sinks! The second bedroom also hosts a FANTASTIC EN-SUITE which has a herringbone style tiled floor and a tiled double shower cubicle. Bedroom THREE is actually the BIGGEST ROOM which has a feature traditional fireplace and FIVE WINDOWS for plenty of light. This room also has access to the main bathroom with a lockable door on the bathroom side. Bedrooms four and five are large double rooms with plenty of space for storage. The HUGE FAMILY BATHROOM has been beautifully designed, with a double shower cubicle with Victorian styled taps and shower heads, a FREE STANDING BATH, his and hers sinks and vanity unit and is finished off with a handy storage cupboard ideal for towels and toiletries. Upstairs is finished off with a handy utility room which has a sink and plumbing for a washing machine, there is also a further handy storage cupboard on the landing. Externally, the property has large grounds with a great sized lawn area, with a Indian stone patio. There is an extensive driveway which has access to the rear of the property and also access to the garage. The garage has power and lighting and also patio doors to the rear. The property is perfectly situated at the head of the street surrounded by woodland. So, if you fancy a piece of the picnic... CALL SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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, Scotland &amp; Wales</b> <span>EU Directive 2002/91/EC</span>		

Address: Kidsgrove, ST7

Scan me for more info



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444. Plan produced using PlanUp.