



 **4**
Bedrooms

 **2**
Bathrooms

 **2**
Receptions

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- IMMACULATE FOUR BED DETACHED
- TASTEFULLY DECORATED THROUGHOUT
- LARGE LIVING ROOM WITH BAY WINDOW
- PRISTINE OPEN PLAN KITCHEN/DINER WITH PATIO DOORS TO REAR GARDEN
- FOUR GOOD SIZED BEDROOMS MAIN BEDROOM WITH ENSUITE
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY FOR MULTIPLE & DETACHED GARAGE
- FULLY FUNCTIONING BAR AREA with GARDEN VIEWS
- SHORT DRIVE FROM NEARBY TOWNS



I said maybe your gonna be the one that saves me... and after all your my wonderwall. Have you hit the wall with your search? This wonderwall of a property is sure to save your property search. INTRODUCING BAMBURY DRIVE AN AMAZING FOUR BED DETACHED HOUSE FOR SALE... Without further ado, step inside and you are greeted by a HUGE ENTRANCE HALL, setting the tone for the rest of the home. Leading on to the LOVELY, LARGE, LIGHT, LIVING ROOM there is plenty of space for all your living needs and is tastefully decorated. Next up is the FANTASTIC OPEN PLAN KITCHEN/DINER with a flurry of integrated appliances, and plenty of space for your dining table! There are patio doors leading on to the garden, ideal for the summer. The kitchen also leads onto the LAUNDRY ROOM, with plenty of worktop space and plumbing for a washing machine this is ideal to keep the washing out of the kitchen! Downstairs is finished off with the WC. Up the stairs, you will find a LARGE LANDING space, leading onto all rooms. There are FOUR GOOD SIZED BEDROOMS, the main with an en-suite shower room. The further three bedrooms are perfect for children, guest or at home office! Finishing off upstairs is the PRISTINE BATHROOM, which is immaculately kept, and has tiled floors with part tiled walls! Externally, the property has a LANDSCAPED REAR GARDEN, with fantastic patio areas and artificial lawn. The true showstopper of the garden is the BAR AREA. Step into a bar with a fully functioning air conditioning/heating system, ensuring a cool, comfortable atmosphere no matter the weather. Inside, you'll find a sleek, modern setup, perfect for any occasion. For those who prefer dining in nature, the bar opens to a beautiful garden where you can enjoy your meal surrounded by lush greenery and peaceful surroundings. To the front, a driveway for multiple vehicles. This property is perfectly situated on the SOUGHT-AFTER Taylor Wimpey development, it is less than 10 minutes' drive to Alsager and Kidsgrove and is close to local amenities in Talke. Like i said... TODAY IS GONNA BE THE DAY THAT WERE GONNA FIND THE HOUSE FOR YOU... Call Samuel Makepeace Bespoke Estate Agents today!

ROOM DETAILS

Entrance Hall - Double glazed door, laminate wood flooring, under stairs storage cupboard and radiator.

WC - Low level WC, hand wash basin, extractor fan and radiator.

Lounge - Double glazed bay window, laminate flooring and radiator.

Kitchen - Double glazed window, double glazed patio doors. A range of fitted wall and base cupboards, work surfaces and splashback. Integrated cooker, gas hob, cooker hood, space for a fridge/freezer, dishwasher. Vinyl floor and radiator

Utility - Work surfaces with space for washing machine and dryer. Vinyl flooring.

Landing - Loft access and radiator.

Bedroom One - Double glazed window and radiator.

Ensuite - LLWC, hand wash basin and single shower cubicle. Part tiled walls, vinyl flooring, extractor fan and radiator.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window and radiator.

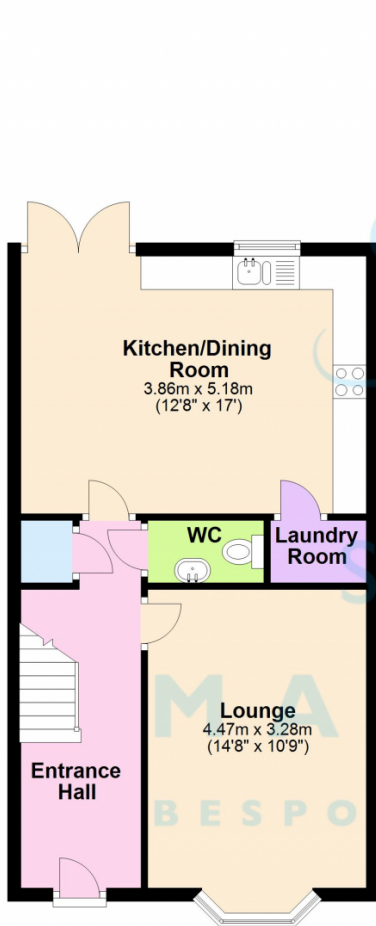
Bedroom Four - Double glazed window and radiator.

Bathroom - LLWC, hand wash basin and bath with shower. Part tiled walls, vinyl flooring, extractor fan and radiator.



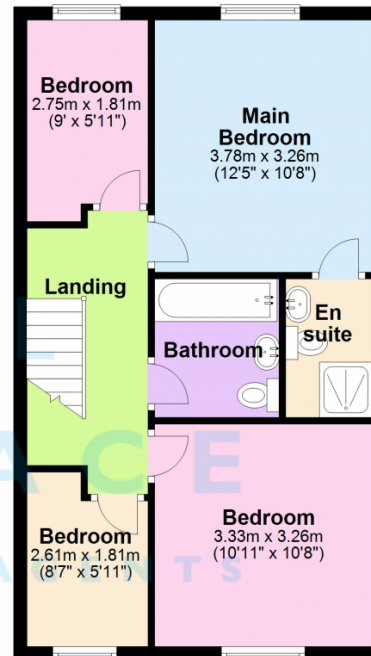
Ground Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Talke, ST7

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