




 4
Bedrooms

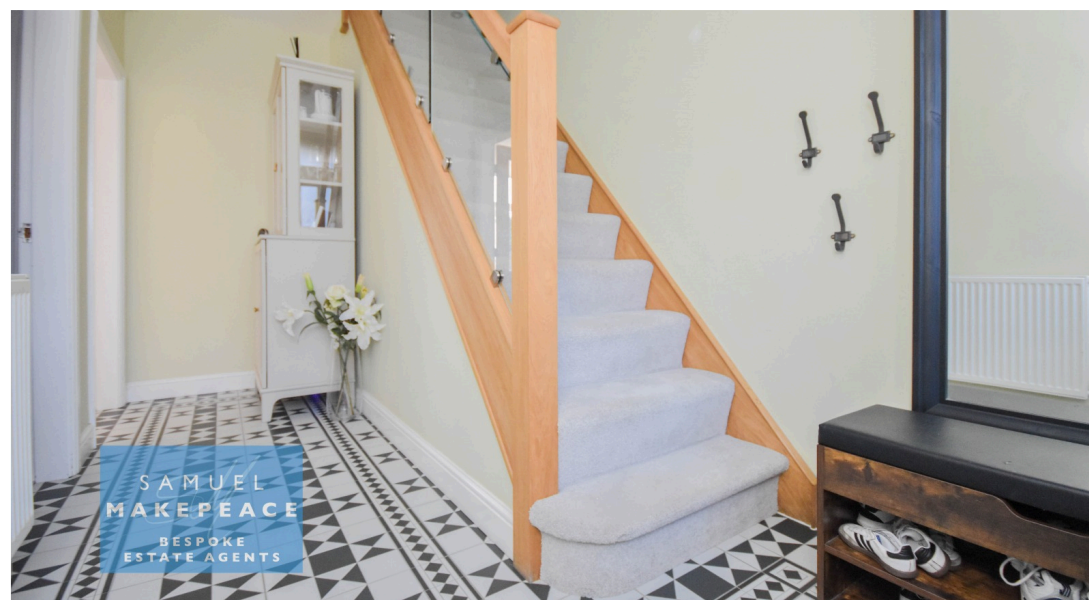
 2
Bathrooms

 2
Receptions

SAMUEL
MAKEPEACE



- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- IMPECCABLY PRESENTED THROUGHOUT
- GORGEOUS BAY-FRONTED LOUNGE with gas fireplace
- SPACIOUS FAMILY ROOM with patio doors and electric log burner feature
- MODERN, OPEN-PLAN KITCHEN/DINER with ample worktop space and sleek tiled flooring
- CONVENIENT DOWNSTAIRS WC and LAUNDRY ROOM
- FOUR AMAZING SIZED BEDROOMS, three of which featuring fitted wardrobes
- PRISTINE FAMILY BATHROOM



Step through the elegant entrance into a long hallway boasting trendy tiled flooring and an eye-catching oak and glass banister. The beauty unfolds into the bay-fronted lounge, complete with a cosy gas fireplace and plush carpeting that promises comfort during every season. A versatile play/family room awaits, featuring patio doors that seamlessly connects indoor and outdoor spaces, and an electric log burner that adds both style and warmth. The open-plan kitchen/diner is a chef's delight, showcasing modern gloss cupboards, a classic cast iron vertical panel radiator, tiled floors, and two generous windows that flood the room with natural light. Clever touches like an under-stairs storage cupboard, a discreetly hidden laundry room to hide away noisy appliances, and a convenient downstairs WC enhance the home's practicality. Upstairs, four generous bedrooms - three with fitted wardrobes - offer luxurious comfort, each adorned with sumptuous plush carpeting and the fourth featuring sleek laminate flooring. The family bathroom is nothing short of a retreat, with elegant tiled flooring, a sleek vanity cupboard, and a bath complete with an overhead shower for ultimate relaxation. Outside, enjoy a large, low-maintenance garden featuring a decked patio, steps leading to an inviting astroturf area, and a paved, pebbled space ideal for outdoor dining and entertaining guests.

Entrance Hall -Double glazed windows, double glazed door, radiator and tiled flooring

Lounge -Double glazed bay window, gas fireplace and radiator.

Play Room/Family Room -four double glazed windows, double glazed patio doors, electric fireplace and radiator.

Open-Plan Dining Room -Tiled flooring, vertical panel cast iron radiator and under stairs storage cupboard.

Open-Plan Kitchen -Two double glazed windows, tiled flooring. A range of fitted wall and base cupboards with work surfaces. Sink with drainer, cooker with gas hob, integrated cooker hood and integrated under-counter fridge.

Laundry -Tiled flooring, work surfaces. Space for fridge/freezer, washing machine and tumble dryer.

WC -Double glazed window, laminate wood flooring, part tiled walls and radiator. Low level WC and hand wash basin.

Landing-Bedroom One-Double glazed window, fitted wardrobes and radiator.

Bedroom Two -Double glazed window, fitted wardrobes, radiator and loft access.

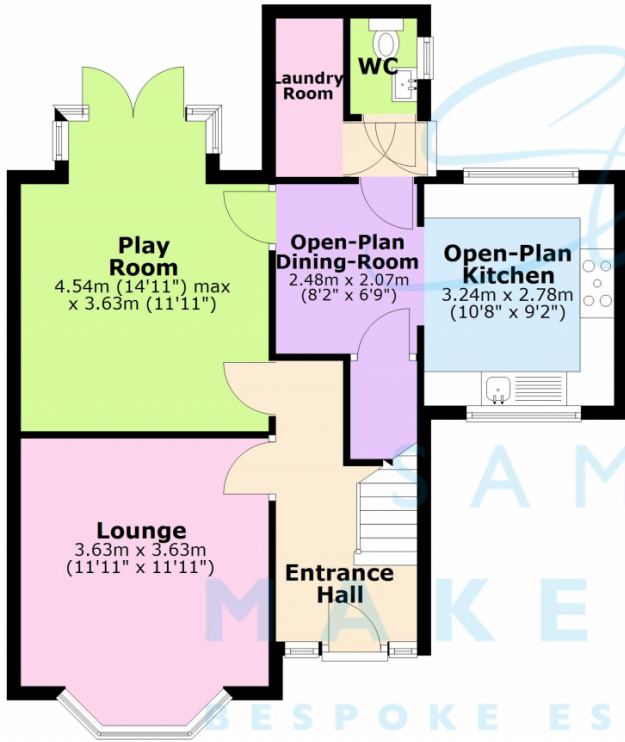
Bedroom Three -Two double glazed windows and radiator.

Bedroom Four- Double glazed window, laminate wood flooring, fitted wardrobes and radiator.

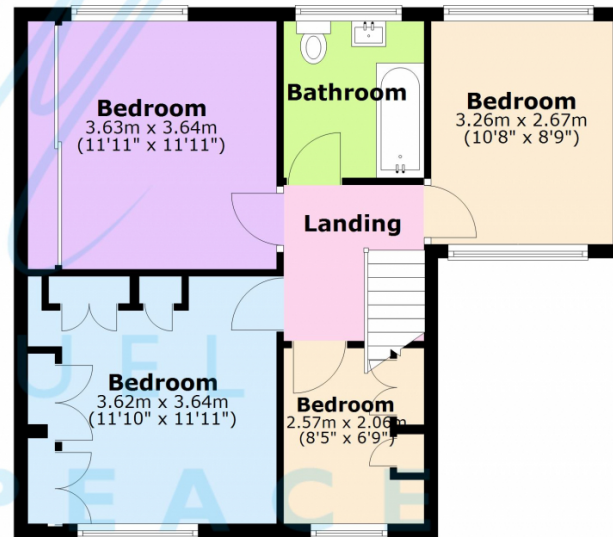
Bathroom -Double glazed window, tiled flooring, part tiled walls and towel warming radiator. Low level WC, hand wash basin with vanity, bath with overhead shower and extractor fan.



Ground Floor



First Floor



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.

Energy performance certificate (EPC)

59 Shaftesbury Avenue
STOKE-ON-TRENT
ST6 1BW

Energy rating

D

Valid until:

28 November 2033

Certificate
number:

2992-1230-2111-3156-6119

Property type

Detached house

Total floor area

110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 250 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£2,487 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £292 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 14,568 kWh per year for heating
 - 2,270 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 4.9 tonnes of CO₂

This property's potential production 3.3 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£124
2. Floor insulation (solid floor)	£4,000 - £6,000	£81
3. Solar water heating	£4,000 - £6,000	£87
4. Solar photovoltaic panels	£3,500 - £5,500	£643

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Robert Horton
Telephone	01782610546
Email	roberth@firstpropertyservices.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK300673
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 November 2023
Date of certificate	29 November 2023
Type of assessment	RdSAP
