

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Partridge Close, Meir Park, Stoke-On-Trent, ST3 7FL

£420,000



- Detached House
- Double Garage + Plenty Of Parking
- Sun Room
- Play Room/Potential Home Office
- Four Bedrooms (Two With En-Suite)
- Cul-De-Sac Position
- Lounge And Dining Room
- Fitted Kitchen

## THIS IS A BIG HOUSE!

Exceptional, spacious and the perfect family accommodation is on offer here at 25 Partridge Close.

It is a big detached house in a prime cul-de-sac position.

Features include four bedrooms... two with en-suite shower rooms, a range of ground floor rooms including a large lounge, impressive sunroom/leisure room, dining room and even a play room/home office.

There is lots of off road parking space in the driveway at the front of the house, an integral double garage and a private rear garden complete with a garden bar.



## FIRST FLOOR

### ENTRANCE HALL

Composite double glazed front door. UPVC dg window. Radiator. Tile effect vinyl flooring. Understairs storage cupboard. Stairs to the first floor.

### PLAYROOM/SNUG/OFFICE

9'11 x 8'6 (3.02m x 2.59m)

Fitted carpet. Radiator. UPVC dg window with fitted blind.

### CLOAKROOM/WC

4'11 x 3'6 (1.50m x 1.07m)

Tile effect laminate flooring. White wash basin and wc within a fitted unit. Contemporary style towel rail radiator. Extractor.

### DINING ROOM

10'11 x 9'3 (3.33m x 2.82m)

In use as a tv room at present! Fitted carpet. Radiator. UPVC dg window with fitted blind.

### LOUNGE

15'5 x 14'4 (4.70m x 4.37m)

Fitted carpet. Double and single radiators. Elegant and impressive fireplace with living flame effect electric fire. UPVC dg sliding patio doors leading into the...

### SUN ROOM/LEISURE ROOM

13'5 x 11'10 (4.09m x 3.61m)

Grey laminate flooring. Radiator. Two double glazed windows. UPVC dg windows and double doors leading out onto the patio. Spotlights.

### FITTED KITCHEN

15'11 x 10'5 (4.85m x 3.18m)

Tile effect laminate flooring. An excellent range of grey wall cupboards and base units together with Stoves gas range cooker with stainless steel hood and integrated fridge freezer. Concealed Ideal gas combi boiler for central heating and hot water. UPVC dg window and double glazed door leading into the garden. Spotlights.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Access to the loft.

### MASTER BEDROOM SUITE

Comprising...

### BEDROOM ONE

14'4 to face of wardrobes x 12'0 (4.37m to face of wardrobes x 3.66m)

Fitted carpet. Two radiators. Four UPVC dg windows. Complete range of fitted wardrobes and dressing table.

### EN-SUITE SHOWER ROOM

7'3 x 7'2 (2.21m x 2.18m)

Tile effect laminate flooring. White low level wc, pedestal wash basin and walk in rain head shower. UPVC dg window. Radiator.

### BEDROOM TWO

13'10 x 10'6 (4.22m x 3.20m)

Laminate flooring. Radiator. UPVC dg window with fitted blind. Spotlights.

### EN-SUITE SHOWER ROOM

6'2 x 5'0 (1.88m x 1.52m)

Tile effect laminate flooring. White wash basin and wc within fitted units and a corner rain head shower. White towel rail radiator. Extractor.

### BEDROOM THREE

11'5 x 10'6 (3.48m x 3.20m)

Fitted carpet. Radiator. UPVC dg window.

### FAMILY BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

Tile effect laminate flooring. White suite consisting of panelled bath and wash basin and wc within a fitted unit. Centrally heated towel rail radiator. UPVC double glazed window. Extractor.

### BEDROOM FOUR

9'10 x 7'11 (3.00m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window. Built-in storage cupboard.

### OUTSIDE

A tarmac driveway with space to park several cars leads to the...

### INTEGRAL DOUBLE GARAGE

17'1 x 16'6 internal measurements (5.21m x 5.03m internal measurements)

Two up and over doors. UPVC dg rear door. Light and power. Plumbing for washing machine.

There is a lawned garden to the front of the house whilst the garden to the rear is fully enclosed and features a large paved patio area, lawn, two areas of decking, mature trees and shrubs and an...

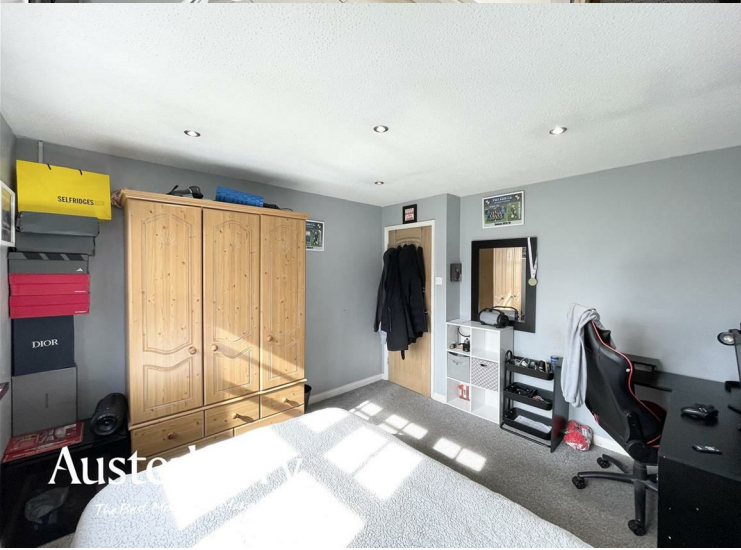
### AMAZING GARDEN BAR

25'9 x 7'10 internal measurements (7.85m x 2.39m internal measurements)

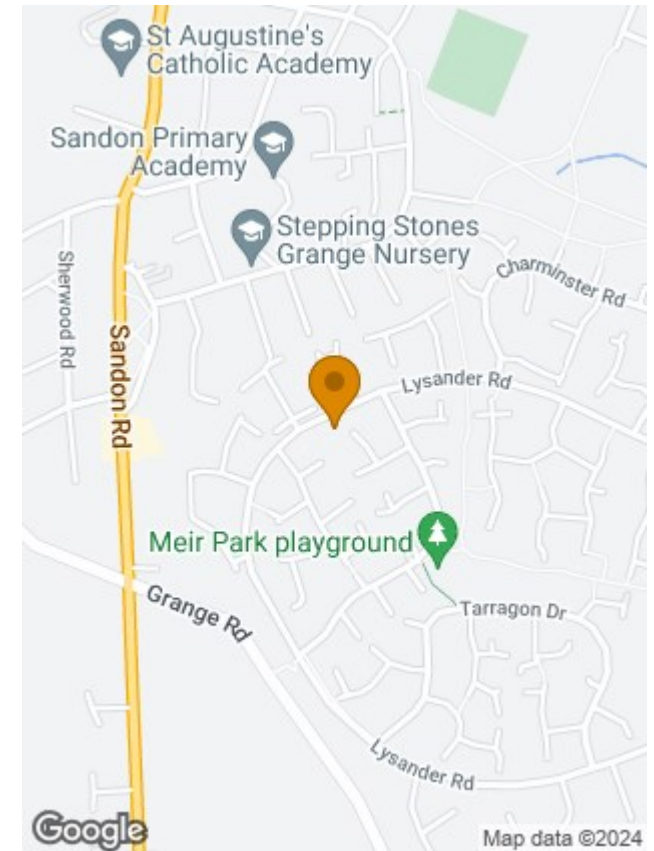
Paved floor. Power. Seating and bar.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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 &amp; Wales</b>	EU Directive 2002/91/EC	





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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