

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



84 Gravelly Bank, Lightwood, Stoke-On-Trent, ST3 7EF

£450,000

- A Unique Family Home!
- Huge Open Plan Lounge/Diner
- GF Shower Room
- Gym Room & Garage
- Three Storeys
- Four Bedrooms
- Family Bathroom
- Far Reaching Views!

An incredible and unique family home with far reaching views!

Where do we even begin with this property. With views from the treetops and extensive accommodation, this house is very special. The layout is across three storeys and includes a huge open plan living and dining arrangement, a modern fitted kitchen with a range of wall and base units and a ground floor shower room.

Upstairs are four bedrooms, one of which is set out as a dressing room. The family bathroom is exquisite with a sleek white suite and a stunning walk in shower cubicle which has a digital MIRA shower.

The decking to the rear is a perfect spot for dinner with a view! Below deck you will also find further accommodation which can be used as utility space or even a home gym.

You really must view this property to experience what it has to offer, we would be delighted to show you around. See our online virtual tour and for more information please contact us.



ENTRANCE HALL

UPVC Front door. Radiator. Fitted door mat. Integral garage access. Bare varnished floor. Open arch into living area.

STUNNING OPEN PLAN LIVING/ DINING ROOM

living 27'09 x 7'10 dining 16'0 x 11'09 (living 825.70m x 2.39m dining 4.88m x 3.58m)
UPVC double glazed bay window to the front. Two UPVC double glazed sliding doors onto raised decking area. Three radiators. Ornate feature log burner. Decorative timber shelving/ media wall. Bare varnished floorboards.

KITCHEN

15'08 x 9'05 (4.78m x 2.87m)
Fitted gloss kitchen with a range of wall cupboards and base units. Integrated electric oven and gas hob. Tiled splash back. Plumbing for washing machine. Two UPVC double glazed windows. Radiator. Tiled floor.

GROUND FLOOR SHOWER ROOM

6'06 x 5'05 (1.98m x 1.65m)
White suite with wash basin, WC. Walk in corner electric shower. Fully tiled walls and floor. Single pane window. Extractor fan.

SUN ROOM/ RECEPTION

13'01 x 8'04 (3.99m x 2.54m)
Fitted carpet. Neutral decoration. Radiator. UPVC double glazed sliding patio doors onto decking. Single pane window.

BEDROOM ONE

14'10 x 13'04 (4.52m x 4.06m)
Brown fitted carpet. Radiator. Three UPVC double glazed windows. Neutral decoration. Access to the loft space.

DRESSING ROOM

17'08 x 5'11 (5.38m x 1.80m)
Beige fitted carpet. Range of fitted drawers and wardrobes with lighting. Two UPVC double glazed windows. Integral wash basin. Radiator.

BATHROOM

11'00 x 6'05 (3.35m x 1.96m)
Stunning fully tiled bathroom. White suite which includes bath and separate walk in shower, wash basin, WC, digital electric MIRA shower. Ornate chrome towel rail. UPVC double glazed window

BEDROOM TWO

12'09 x 11'09 (3.89m x 3.58m)
Grey fitted carpet. Radiator. UPVC double glazed window. pale blue decoration.

BEDROOM THREE

12'08 x 9'05 (3.86m x 2.87m)
Beige fitted carpet. UPVC double glazed window. Radiator. White decoration.

LANDING

Beige fitted carpet. Radiator.

INTEGRAL GARAGE

5'02 x 10'01 (1.57m x 3.07m)
External double doors. UPVC double glazed window.

BELOW FLOOR LEVEL RECEPTION ROOM

17'09 x 1'08 (5.41m x 0.51m)
Grey fitted carpet. UPVC double glazed window.

GROUND FLOOR GYM ROOM OR STORAGE

17'09 x 9'05 (5.41m x 2.87m)
Room with mezzanine floor. UPVC double glazed sliding doors. Unfinished presentation

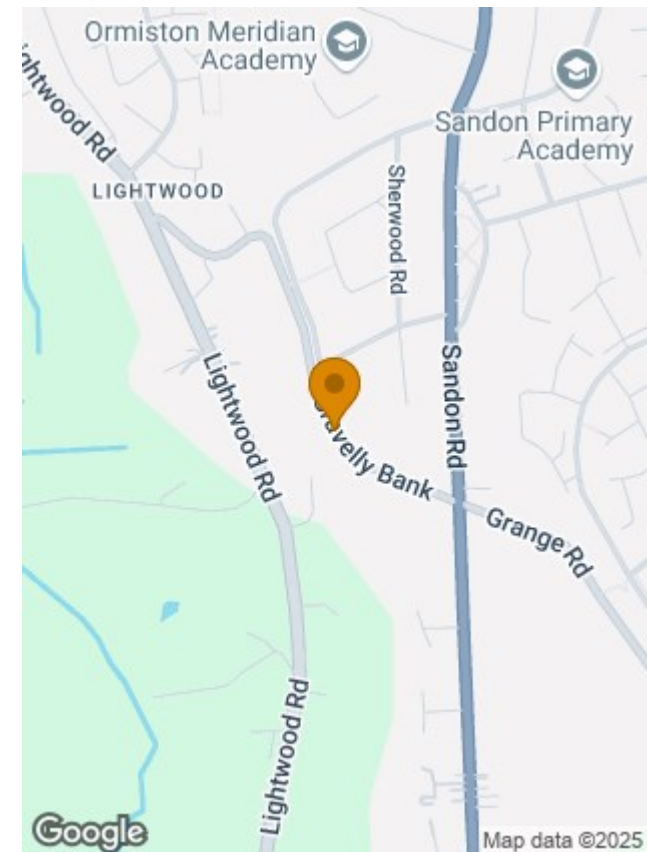
OUTSIDE

Tarmac in and out driveway with mature shrub borders.
At the rear of the property various areas of raised decking with far reaching views. Gravel and paved seating areas





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

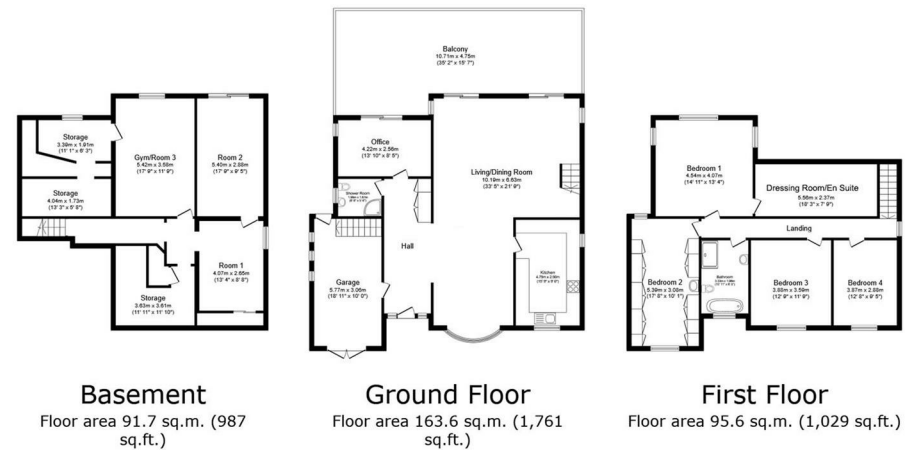
Tenure - Freehold

Council Tax Band - F



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.



TOTAL: 350.9 sq.m. (3,777 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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

Austerberry™
the best move you'll make