

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



32 Hampshire Crescent, Lightwood, Stoke-On-Trent, ST3 4TR

£420,000

- Four Bedrooms + En-Suite Shower Room
- Additional Parking Space
- Kitchen With Sitting Area
- Conservatory
- Brick & Tile Double Garage
- Separate Lounge & Dining Room
- Study
- Downstairs Cloakroom/ WC

An exceptional house in an exceptional location!

Four bedroom detached houses on the ever popular Florence estate at Lightwood come in various shapes and sizes but this property is one of the biggest and it most definitely occupies a particularly good plot.

Features of the house include a brick and tile double garage, plenty of additional parking space and four bedrooms including a master bedroom with an en-suite shower room.

The ground floor accommodation is extensive to include a study, separate lounge and dining room, very large conservatory and fitted kitchen together with sitting area. There is also a separate utility room and downstairs cloakroom together with a charming and very well stocked rear garden.

For more information call or e-mail us.



RECEPTION HALL

UPVC double glazed front door. Laminate flooring. Coat cupboard

CLOAKROOM/ WC

Tiled walls. Pale coloured suite consisting of low level W/C and pedestal wash basin. Radiator. Extractor.

STUDY

8'10 x 6'5 front (2.69m x 1.96m front)

Laminate flooring. UPVC double glazed window with fitted roller blind. Radiator

LOUNGE

17'8 in to bay x 11'9 front (5.38m in to bay x 3.58m front)

Fitted carpet. Elegant fireplace with living flame gas fire. Two radiators. UPVC double glazed bay window. Double doors leading into the...

DINING ROOM

11'10 x 8'10 rear (3.61m x 2.69m rear)

Fitted carpet. Radiator. UPVC double glazed double doors leading into the...

CONSERVATORY

21'11 x 11'6 max 9'7 min (6.68m x 3.51m max 2.92m min)

A large and impressive room. Laminate flooring. One wall mounted electric radiator. UPVC double glazed windows leading into the garden and onto the decking.

KITCHEN WITH SITTING AREA

19'2 x 12'11 max 9'6 min (5.84m x 3.94m max 2.90m min)

With a tiled floor and part tiled walls. Radiator with decorative cover. An excellent range of wall cupboards and base units with a pale paint effect finish together with an integrated electric hob, cooker hood, eye level oven and fridge freezer. Plumbing for dishwasher. Breakfast bar. Spotlights

UTILITY ROOM

6'9 x 5'4 side (2.06m x 1.63m side)

Tiled floor. Part tiled walls. Plumbing for washing machine. Range of worktops and a wall cupboard and tall storage cupboard. Wall mounted Ideal gas central heating boiler. UPVC double glazed rear door. Extractor

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft. Airing cupboard with hot water cylinder.

BEDROOM ONE

15' min x 11'10 front (4.57m min x 3.61m front)

Fitted carpet. Two radiators, one of which has a decorative cover. UPVC double glazed window with fitted roller blind. Two double built in wardrobes.

EN-SUITE SHOWER

7'2 max x 5'3 side/rear (2.18m max x 1.60m side/rear)

Tile effect flooring. Part tiled walls. Radiator. Two UPVC double glazed windows. Pale coloured suite consisting of pedestal wash basin, low level W/C and walk in shower.

BEDROOM TWO

11'6 x 10'1 front (3.51m x 3.07m front)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Built in wardrobes.

BEDROOM THREE

11'11 x 9' min rear (3.63m x 2.74m min rear)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Built in storage cupboard/ wardrobe.

BEDROOM FOUR

Fitted carpet. UPVC double glazed window. Built in double wardrobe. Radiator.

FAMILY BATHROOM

8'5 x 6'11 rear (2.57m x 2.11m rear)

Pale coloured suite consisting of panelled bath with shower above, pedestal wash basin and a low level W/C. Radiator with decorative cover. Tile effect flooring. Part tiled walls. UPVC double glazed window.

OUTSIDE

The house has an exceptional frontage with a double car width tarmac driveway leading to the detached brick and tile garage. There is potential additional parking space available by utilising the hard landscaped frontage to the left of the garage.

To the rear of the house there is a truly charming garden with decking, lawns and particularly well stocked beds and borders.

DETACHED BRICK & TILE DOUBLE GARAGE

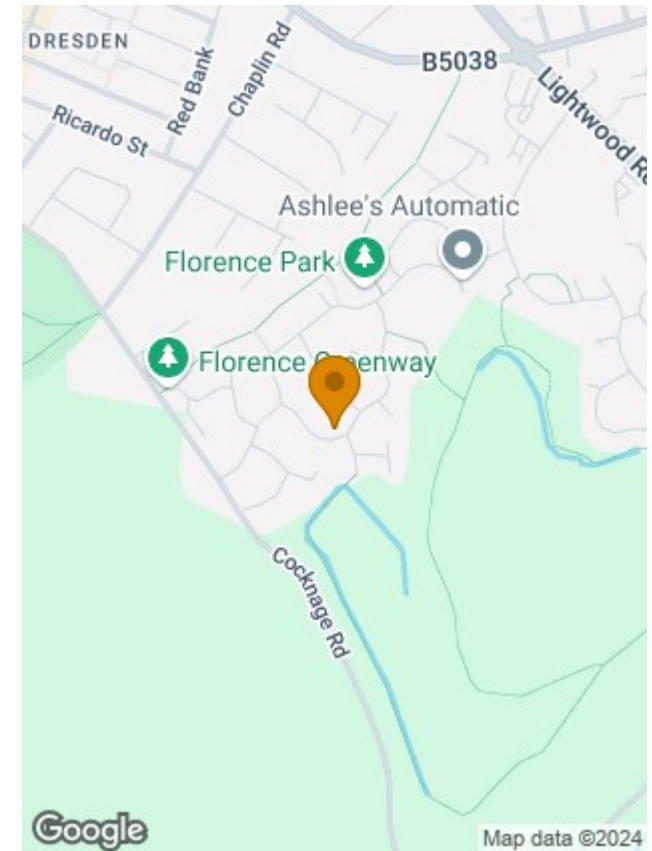
16'11 x 16'8 internal measurements (5.16m x 5.08m internal measurements)

Two up and over doors. Side door light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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

AusterberryTM
the best move you'll make