



**4 Pinetree Drive, Blythe Bridge, Staffordshire ST11 9HF**  
**Price guide £750,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



Welcome to a truly remarkable family home – a large, individual detached residence set within an expansive plot of meticulously maintained grounds. From the moment you approach, the property captivates with its sweeping driveway, gated access, and beautifully manicured gardens that offer both privacy and grandeur. Step inside to discover a welcoming and spacious entrance hall that sets the tone for the rest of the home. The generous lounge and dining room provide the perfect space for family gatherings and entertaining, while the conservatory floods the home with natural light and offers stunning views of the gardens. A versatile reception room or office is ideal for working from home or creating a quiet retreat. The kitchen, with its elegant cream shaker units, is both stylish and functional, leading seamlessly to the utility room and storage area, ensuring ample space for everyday living. Upstairs, the master bedroom is a true haven – incredibly spacious and with its own en-suite bathroom, offering a perfect blend of luxury and comfort. There are six additional bedrooms, the majority of which are large doubles, with some boasting built-in furniture, providing flexibility for growing families or guests. The luxury family bathroom is a standout feature, complete with a spa shower for ultimate relaxation. This home offers an extraordinary level of space, privacy, and functionality, making it the dream property for families looking for a forever home. Whether you're hosting grand events or enjoying quiet family time, this residence offers the ideal setting for modern living. With its beautiful surroundings, expansive grounds, and bespoke features, this is truly a once-in-a-lifetime opportunity. Don't miss your chance to own this exceptional home!



**The Accommodation Comprises:**

**Covered Entrance Porch**

An archway leads to a sheltered storm porch, providing an inviting entrance that offers protection from the elements while adding character and charm to the property.

**Hallway**

13'3" x 10'2 (4.04m x 3.10m)

Welcome to this stunning home! As you step through the elegant wooden-framed glass door, flanked by glass side panels, you're greeted by an abundance of natural light that fills the entrance. The warm wooden flooring flows seamlessly throughout the space, leading you to multiple inviting rooms on the ground floor. A beautifully crafted staircase ascends, offering easy access to the upper levels.

**Spacious Lounge**

18'10" x 12'7" (5.76 x 3.86)

The lounge is simply stunning, offering an excellent amount of space, especially with its open-plan design that flows seamlessly into the dining room. However, for added privacy, the two areas can easily be separated by folding doors if desired. A beautiful marble Adam-style fireplace serves as a striking focal point, complete with a log burner and a sleek black granite hearth. A large UPVC window stretches across the rear of the room, providing a lovely view of the gardens, complemented by an additional side window that fills the space with natural light. Moving into the dining area...

**Dining Room**

12'1" x 12'7" (3.70 x 3.86)

Offering a formal setting, perfect for entertaining or family meals. Sliding patio doors lead you seamlessly into the conservatory, allowing for a natural flow of light and easy access to the outdoor space, enhancing the overall atmosphere of the room.

**Conservatory**

12'8" x 13'7" (3.87 x 4.16)

A generously sized space, offering a bright and airy summer room that's perfect for relaxing year-round. With UPVC windows all around, it allows plenty of natural light to flood the space, while the patio doors open directly to the outdoors, creating a seamless connection with the garden. Equipped with a ceiling fan and featuring a stylish tiled floor, this space is both comfortable and functional.

**Reception Room**

11'8" x 10'7" (3.58 x 3.23)

At the front of the property, you'll find a versatile reception room, perfect for use as a home office or study. The elegant wooden flooring continues seamlessly throughout, while a large UPVC window invites plenty of natural light. A radiator ensures the space remains comfortable.

**Kitchen**

12'1" x 12'3" (3.70 x 3.75)

This charming kitchen features a timeless cream shaker design, effortlessly blending traditional and modern elements. The space is beautifully topped with a speckled, contrasting worktop, providing both style and functionality. Equipped with high-quality built-in appliances, you'll find a microwave and a double oven neatly integrated below the countertop, while a hidden dishwasher and fridge maintain the sleek, streamlined look. A stainless steel sink unit with a mixer tap and drainer sits beneath a large UPVC window, allowing natural light to flood the room. Tiled flooring and spot lighting complete the modern yet warm ambience.

**Shower Room**

6'7" x 6'2" (2.03 x 1.88)

A newly installed shower room is conveniently located on the ground floor. It features a fully enclosed glass shower, offering a sleek and modern design. The

space also includes a corner toilet, with fully tiled walls and flooring for a polished look. A wall-mounted wash hand basin adds to the contemporary feel, while a chrome towel rail provides both style and practicality. A privacy window ensures natural light without compromising your comfort.

**Inner Hall**

4'1" x 19'5"

The inner hallway, conveniently located off the kitchen, provides access to the utility room and a store cupboard, which also houses the boiler, offering practical storage and easy access to essential household functions.

**Utility**

4'7" x 13'5" (1.41 x 4.10)

This practical area is equipped with plumbing for an automatic washing machine, along with a sink unit and drainer, making it the perfect space for laundry and additional household tasks.

**Second floor**

Stairs rise up from the Entrance Hallway offering:

**Landing**

21'7" x 6'2" (6.60 x 1.88)

**Master bedroom**

16'4" x 9'7" (4.98 x 2.94)

The master bedroom is situated at the far end of the property, accessed via a spacious, long landing. It boasts the added convenience of its own en-suite for privacy and comfort. The room also features a radiator and a window, ensuring a warm and well-lit retreat.

**Ensuite**

11'7" x 5'8" (3.54 x 1.73)

Generously sized and features a modern four-piece suite, including a wash hand basin with a wooden vanity cupboard, a bidet, a low flush W.C., and a shower enclosed by stylish glass doors. The room is fully tiled throughout, with both the walls and flooring offering a contemporary finish. A privacy window ensures natural light without compromising your comfort.

**Bedroom Two**

17'11" x 9'9" (5.48 x 2.98)

Also located at the far end of the property, features a UPVC window that fills the room with natural light, along with a radiator for added comfort. The existing furniture can be left for the purchaser, should they wish, offering added convenience and flexibility.

**Inner Hallway**

13'4" x 5'10" (4.08 x 1.78)

Access to Bedroom One, Two & Seven.

**W.C**

6'3" x 2'8" (1.92 x 0.83)

A separate WC is conveniently located off this hallway, featuring a low flush WC and a wash hand basin, offering additional practicality for the household.

**Hallway**

13'4" x 2'11" (4.07 x 0.90)

Further landing area. Access to Bedroom Five and Family Bathroom.

**Family Bathroom**

9'4" x 6'2" (2.86 x 1.88)

The luxury bathroom is a true standout, featuring a stylish panel bath with a chrome mixer tap at the centre. A separate spa shower/sauna, fully enclosed with jets, offers a luxurious shower experience, complete with sliding doors for ease of access. The room also includes a pedestal wash hand basin and is finished with fully tiled walls and flooring, creating a sophisticated and relaxing space.

**Bedroom Three**

10'1" x 12'7" (3.08 x 3.86)

Features built-in wardrobes with overhead storage, providing ample space for your belongings. The room also includes a radiator for comfort and a UPVC window, allowing plenty of natural light to brighten the space.

**Bedroom Four**

11'8" x 10'7" (3.58 x 3.23)

Another generous double, featuring built-in wardrobes for convenient storage. The room also includes a UPVC window, allowing natural light to flood in, and a radiator to ensure year-round comfort.

**Bedroom Five**

13'4" x 9'4" (4.07 x 2.86)

A comfortable space, featuring a UPVC window, along with a radiator to keep the room cosy throughout the year.

**Bedroom Six**

7'3" x 12'7" (2.21 x 3.86)

With radiator and UPVC window.

**Bedroom Seven**

9'11" x 7'6" (3.04 x 2.31)

With radiator and UPVC window.

**Outside**

The property is approached via Pinetree Drive, true to its name with trees lining the road as you make your way up. While the road is a bit uneven, once you turn left, 4 Pinetree Drive stands proudly at the top, nestled within its own private grounds with gated access. The tarmac driveway leads you into the property, with a sweeping driveway to the side and across the front of the house, offering ample parking options and a convenient turnaround area outside the garage. The manicured lawned gardens surround the home, complemented by large, neatly trimmed bushes and trees, all enclosed by established hedgerows. There is plenty of spacious lawn for children to play, dogs to roam, and a perfect area for entertaining guests.

A truly bespoke, individual residence set within an expansive plot, offering a unique and private living experience. The property stands out for its distinctive design and exceptional attention to detail, making it a one-of-a-kind home.

**Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

**Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

**Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

**Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.













FLOOR 1



FLOOR 2

| 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 |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |