

£595,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



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5 REASONS WHY WE LOVE THIS HOUSE:

1 Completely renovated - beautifully presented throughout with high spec fittings, this is show home standard!! Just pack your bags and move straight in!!

2 Fantastic outdoor space! Private rear garden with a large patio for you to entertain and a large lawn for the kids to play. Plenty of parking and a double garage

3 Contemporary bright kitchen/family room with bi-fold doors opening out to the rear garden so you can keep an eye on the children in the garden while you are dashing round the kitchen!

4 Six bedrooms, two with ensuites and a contemporary family bathroom. No queuing for the bathroom in the morning in this property!

5 No upward chain and a perfect location! Quiet and secluded setting yet close to commuter links, local amenities, schools and Keele University



EPC:

Keele, Newcastle
2, Station Drive, Staffordshire, ST5 5AJ

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To quote The Greatest Showman 'It's everything you ever want, It's everything you ever need, And it's here right in front of you. This is where you wanna be, It's everything you ever need!' This is a showstopper!! This is show home standard!! Station Drive is immaculate and stylish, contemporary and modern and it must be yours! A one off renovated and re-designed detached property!! The ground floor has solid oak flooring throughout (except the living room which is carpeted), with a large bright welcoming hallway and a bright duel aspect living room with French doors leading out to the garden and with a contemporary wall mounted living flame effect fire, The show stopper is the stunning kitchen/dining/family room which will be the hub of the home with the kitchen area having a contemporary kitchen with granite worktops, integrated appliances including double electric oven, hob, dishwasher and fridge/freezer, with the dining area having plenty of space for a dining table and sofa with bi-fold doors opening out to the rear garden. Add to this a utility room with plenty of storage and an integrated washer/dryer and a guest cloakroom, both a must have for today's modern living. Upstairs off the spacious landing are six good sized bedrooms, two with modern ensuites and a family bathroom with separate free standing bath to soak away the stresses of the day and a walk in shower for when you need to dash. The property is accessed via a private lane so no passing traffic here, making it feel private and secluded. There is plenty of parking to the front for several vehicles leading to the integral double garage with electric up and over door. To the rear is a great sized garden which

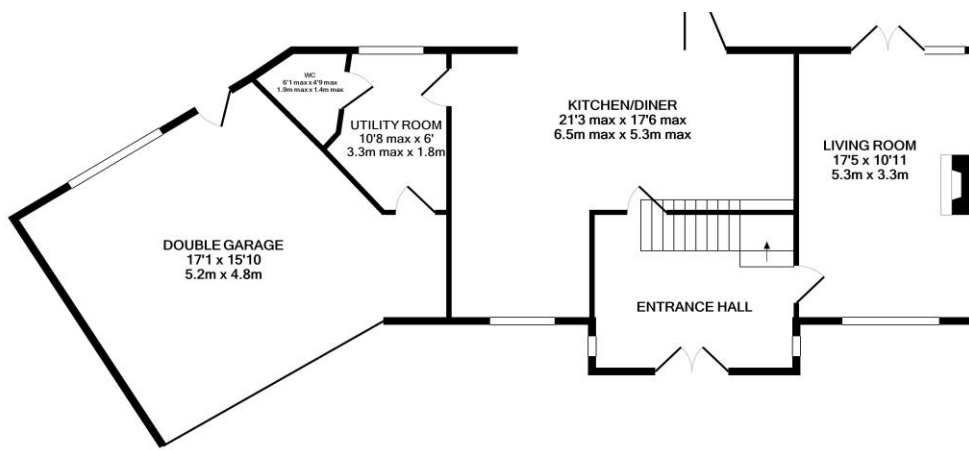
isn't overlooked with a patio entertainment area perfect for Alfresco dining with the rest of the garden being laid to lawn perfect for the kids to play keeping everyone happy. Ideally situated to enjoy a range of local amenities, schools, Keele University and with stunning countryside walks and excellent commuter links! Call now so not to miss out!

Directions

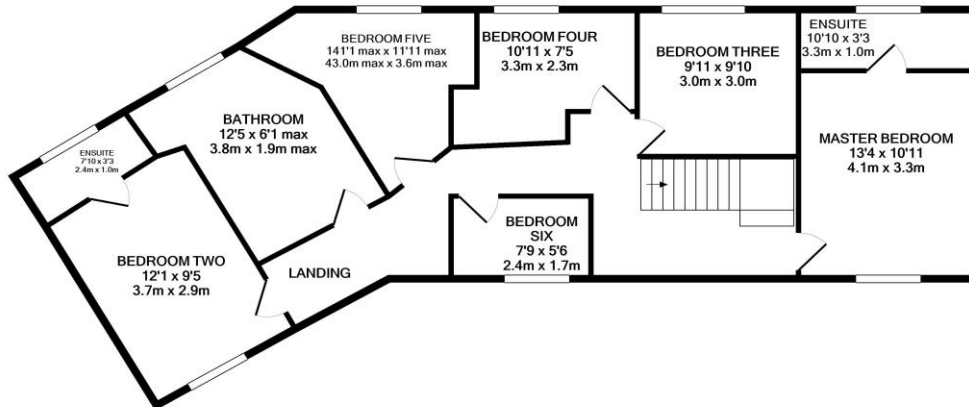
From Stone follow the A520 to Newcastle Street/B5027. At the roundabout, take the second exit onto A34. Continue on the A34 past Trentham Gardens and then turn left onto Park Drive/B5038. Turn right onto Northwood Lane and at the roundabout, take the third exit onto Clayton Road/A519. At the next roundabout, take the first exit onto Dartmouth Avenue and take the second exit of the following roundabout onto Sneyd Avenue. Turn left onto Gallowstree Lane and then at the roundabout, take the first exit onto Keele Road/A525. Turn right onto Station Drive where the property can be found as indicated by our for sale board.



James Du Pavey - Stone



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: E

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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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