



## 42 St. Davids Way

Knypersley, ST8 7XA

Price £330,000



Carters are delighted to present this executive-style detached property, perfectly situated in a sought-after residential location. Ideal for family living, this spacious home offers a harmonious blend of comfort, style, and practicality.

Boasting four generously sized bedrooms, this property provides ample space for a growing family or visiting guests. Two inviting reception rooms offer versatile living areas, perfect for relaxing evenings or entertaining friends and family.

The home also benefits from two well-appointed bathrooms, ensuring convenience during busy mornings and adding to the overall functionality of the property.

Beyond its impressive layout, this house is a place where lasting memories are made. With its thoughtful design and prime location within a friendly community, it represents an excellent opportunity for those looking to settle in a welcoming neighborhood. Don't miss the chance to make this exceptional property your new home.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Coving to ceiling. Radiator. Access to the stairs. Laminate flooring.

## Living Room

11'8" x 13'5" (3.56m x 4.09m)  
UPVC double glazed sliding patio doors to the rear elevation. Electric fire with a granite surround and wooden mantel. Coving to the ceiling. Radiator. Television point.

## Dining Room

9'11" x 9'2" (3.02m x 2.79m)  
UPVC double glazed bay window to the front elevation. Coving to the ceiling. Radiator.

## Kitchen

10' x 10'2" (3.05m x 3.10m)  
UPVC double glazed window to the rear elevation. A selection of fitted modern high gloss wall, drawer and base units. Granite work surfaces incorporating inset a stainless steel sink with a drainer and mixer tap. Built in electric double oven and grill with an electric four ring induction hob. Integrated fridge and freezer. Heated towel rail. Laminate flooring.

## Utility Room

4'10" x 6'7" (1.47m x 2.01m)  
UPVC double glazed entrance door to the side elevation. Fitted wall and base units. Work surface incorporating a stainless steel sink. Space and plumbing for a washing machine and dishwasher. Tiled flooring.

## W.C

UPVC double glazed window to the side elevation. Fitted suite comprising of a low level W/C and a pedestal wash hand basin. Partially tiled walls. Radiator. Laminate flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Storage cupboard. Radiator. Loft access with a ladder and lighting.

## Bedroom One

14' x 10'7" (4.27m x 3.23m)  
UPVC double glazed feature window to the front elevation. Radiator.

## En Suite

UPVC double glazed window to the side elevation. A modern fitted suite comprising of a shower enclosure, vanity wash hand basin and a low level W/C. Partially tiled walls. Extractor fan. Shaver point. Radiator. Vinyl flooring.

## Bedroom Two

11'7" x 8'11" (3.53m x 2.72m)  
UPVC double glazed window to the front elevation. Radiator. Television point.

## Bedroom Three

10'9" x 8'1" (3.28m x 2.46m)  
UPVC double glazed window rear elevation. Radiator.

## Bedroom Four

10'8" x 8'4" (3.25m x 2.54m)  
UPVC double glazed window to the rear elevation. Fitted triple mirrored wardrobe. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation. A modern fitted suite comprising of a P shaped panel bath with a hand held shower attachment, vanity wash hand basin and a low level W/C. Extractor fan. Partially tiled walls. Radiator. Vinyl flooring.

## Garage

15'8" x 8'3" (4.78m x 2.51m)  
Up and over garage door. Power and lighting.

## Externally

To the front of the property, a

tarmacadam driveway provides off-road parking, complemented by a neatly maintained lawned garden with a gravel border. The spacious rear garden offers a decorative Indian stone patio, a well-kept lawn, raised sleeper flower-bed borders, a garden shed, and the convenience of an outside tap.

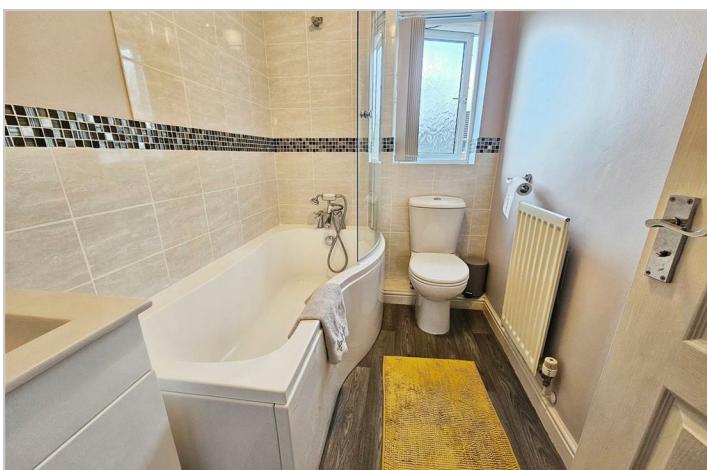
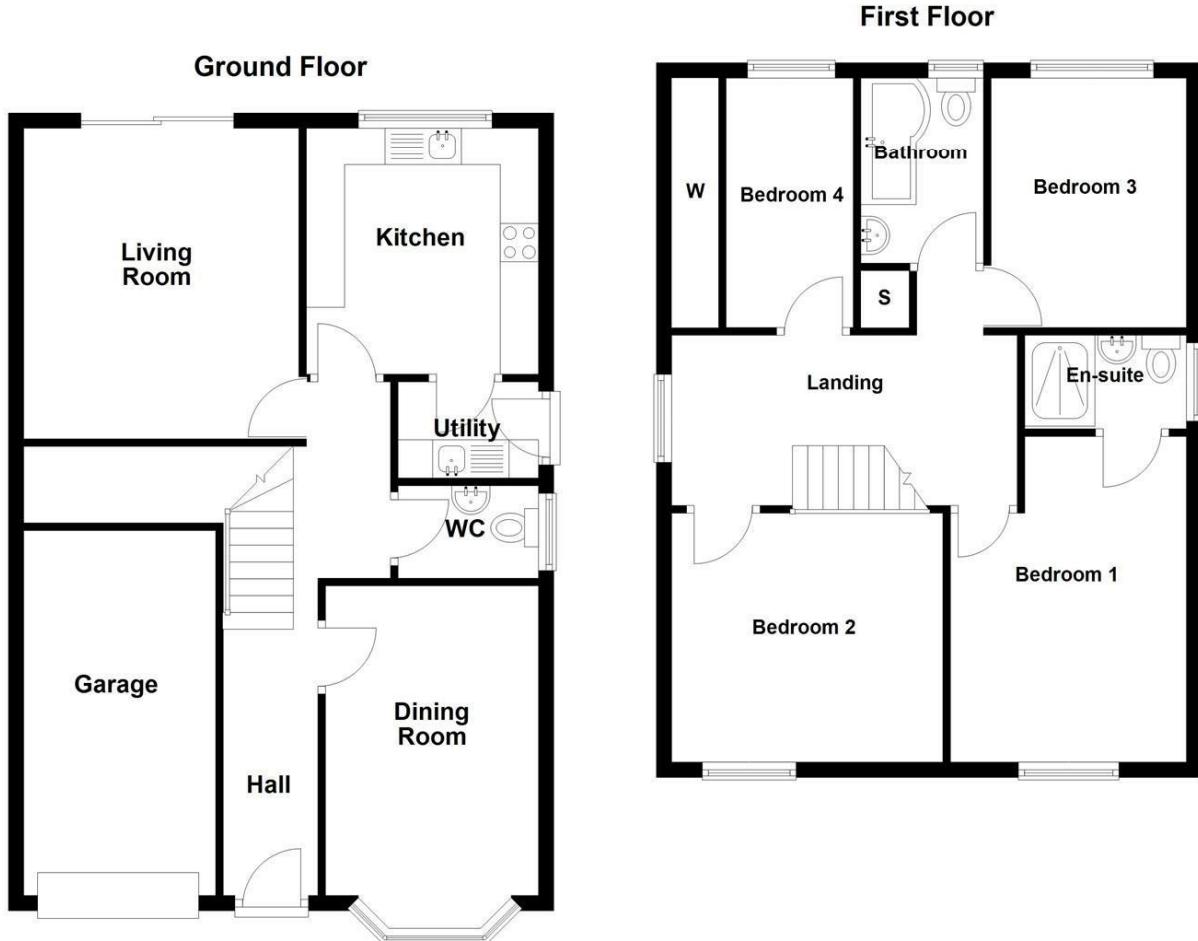
## Additional Information

Freehold.  
Council Tax Band D.

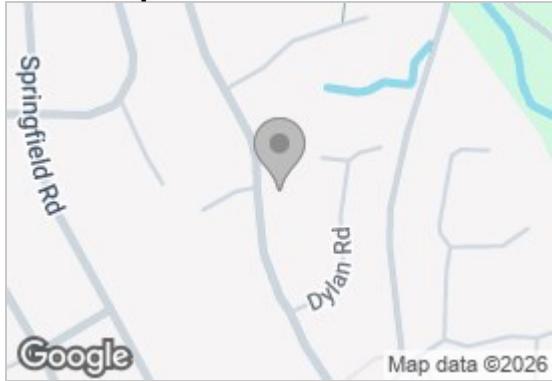
Total Floor Area: 122 Square metres/ 1313 square feet.

## Disclaimer

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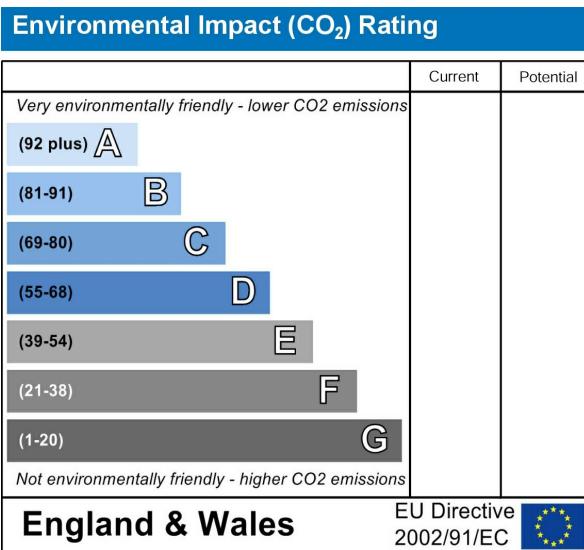
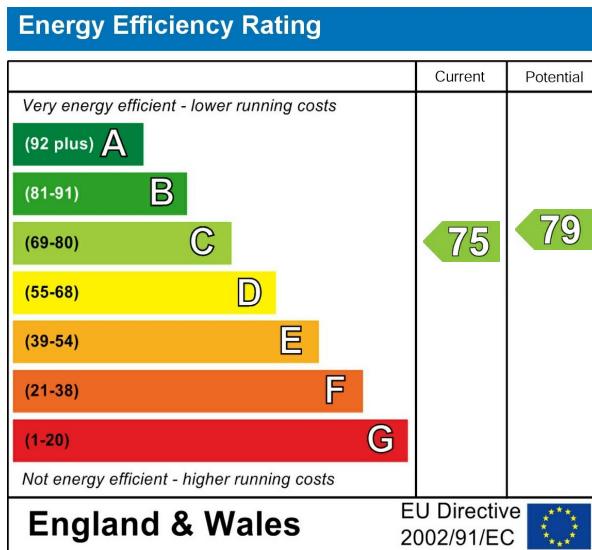
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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