



11 Ruthin Grove

Knypersley, ST8 7XL

Price £445,000



Carters are proud to present this beautifully appointed and substantially extended detached family home, enviably positioned at the head of a peaceful cul-de-sac with delightful open views towards Biddulph Moor and the surrounding countryside.

A tarmac driveway provides off-road parking for two vehicles and leads to the attached garage. Inside, the welcoming entrance hall opens into an impressive principal living room, where a stylish box bay window fills the generous space with natural light.

The heart of the home is the magnificent open-plan kitchen, dining and orangery extension. Designed for family living and entertaining, it features a contemporary fitted kitchen with fully integrated appliances, ample dining space and a cosy log-burning stove. A practical utility room and cloakroom/WC complete the ground floor.

The first floor offers four generous bedrooms, including an impressive principal bedroom with a luxurious en-suite shower room, together with a beautifully appointed three-piece family bathroom.

On the second floor are two further versatile rooms with Velux roof windows, ideal as additional bedrooms, guest accommodation or home offices.

Outside, the landscaped rear garden is designed for low-maintenance enjoyment, featuring a generous decked seating area, artificial lawn and a pergola perfect for al fresco dining. A superb summer house with power, lighting and heating provides an excellent year-round retreat or workspace.

Combining spacious, versatile accommodation with stylish interiors, countryside views and a sought-after location, this exceptional family home is not to be missed. Early viewing is highly recommended.

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Entrance Hallway

Solid wood entrance door to the front elevation. Stairs to the first floor. Under stairs storage cupboard. Radiator. Laminate flooring.

Living Room

17'2" x 10' (5.23m x 3.05m)

UPVC double glazed box bay window to the front elevation with fitted blinds. Recessed ceiling down lighters. Feature fireplace. Fitted media cabinets. Two radiators. TV aerial point. Carpet.

Kitchen / Dining Area

19'9" x 9'4" (6.02m x 2.84m)

UPVC double glazed window to the rear elevation with a fitted roller blinds.

Contemporary fitted kitchen incorporating a range of wall, base and drawer units and an island. Laminate work surfaces. Composite resin sink with a mixer tap and a drainer. Built in electric oven. Built in microwave. Built in warming drawer. Built in four ring electric hob. Over head extractor hood. Integrated fridge freezer. Integrated wine cooler. Integrated dishwasher. Recessed ceiling down lighters. Panel radiator. Tiled flooring.

Utility Room

10'2" x 5'3" (3.10m x 1.60m)

UPVC double glazed window to the rear elevation. Solid wood entrance door to the rear elevation leading to the

garden.

Fitted high gloss wall and base units. Solid wood butcher block work surfaces. Inset stainless steel sink with a mixer tap. Space and plumbing for a washing machine. Space and power for a tumble dryer. Recessed ceiling down lighters. Panel radiator. Tiled flooring.

Orangery

12'6" x 12' (3.81m x 3.66m)

UPVC double glazed french doors to the side elevation leading to the rear garden. UPVC double glazed windows to the side and rear elevations having fitted blinds. Exposed beams. Feature pendant lighting. Log burner with a slate tiled hearth. Panel radiator. Tiled flooring.

Cloakroom / W.C

UPVC double glazed window to the front elevation with a fitted blind. Recessed w.c. Vanity basin unit with storage under. Chrome heated towel rail. Tiled flooring.

Stairs and Landing

UPVC double glazed window to the front elevation with a fitted blind. Stairs to the second floor. Radiator.

Bedroom One

12'5" x 10'3" (3.78m x 3.12m)

UPVC double glazed window to the front elevation with a fitted blind. Feature wall paneling. Fitted wardrobes. Bedside reading lights. Radiator. Carpet.

En Suite

UPVC double glazed window to the side elevation. Countertop wash hand basin with storage under. Shower enclosure with a mains over head shower and a hand held shower with aqua paneling to the walls. Mid level w.c. Partially tiled walls. Recessed ceiling down lighters. Power socket for an electric shaver. Extractor fan. Chrome heated towel rail. Tiled flooring.

Bedroom Two

10'2" x 10'11" (3.10m x 3.33m)

UPVC double glazed window to the rear elevation. Feature shelving. Acoustic wall paneling. Radiator. Carpet.

Bedroom Three

12'4" x 8'11" (3.76m x 2.72m)

UPVC double glazed window to the front elevation with a fitted blind. Fitted wardrobes / storage. Radiator. Carpet.

Bedroom Four

8'10" x 9'9" (2.69m x 2.97m)

UPVC double glazed window to the rear elevation. Radiator. Carpet.

Bathroom

UPVC double glazed window to the rear elevation. Panel bath with a wall mounted shower over, low level w.c. vanity basin unit with storage under. Partially tiled walls. Mirror fronted storage cabinet. Extractor fan.

Recessed ceiling down lighters. Chrome heated towel rail. Tiled flooring.

Stairs and Landing

Velux roof light. Eaves storage cupboard.

Bedroom Five

12'11" x 14'8" (3.94m x 4.47m)

Two Velux roof lights. Two eaves storage cupboards. Radiator. Two fitted bedside tables. Feature wall lights. TV point. Carpet.

Bedroom Six

12'11" x 8'9" (3.94m x 2.67m)

Velux roof light. Two eaves storage cupboards. TV point. Feature wall lights. Radiator. Carpet.

Summer House

Bifold doors to the front elevation. Electric wall mounted heater. Power. Carpet.

Separate store room.

Garage

Electric roller garage door to the front elevation. Power and lighting.

Externally

To the front, a tarmac driveway provides off-road parking for two vehicles and leads to the attached garage. A side gate provides convenient access to the rear garden, while the property enjoys delightful views towards Biddulph Moor.

The landscaped rear garden

has been designed for low-maintenance living and features a generous decked seating area, artificial lawn and a pergola ideal for al fresco dining. A superb summer house benefits from power, lighting and heating, while an external power socket and outside tap provide additional convenience.

Additional Information

The sellers of this property have purchased the Freehold.

Council Tax Band D.

Total Floor Area: 172 Square Meters / 1851 Square Foot.

Disclaimer

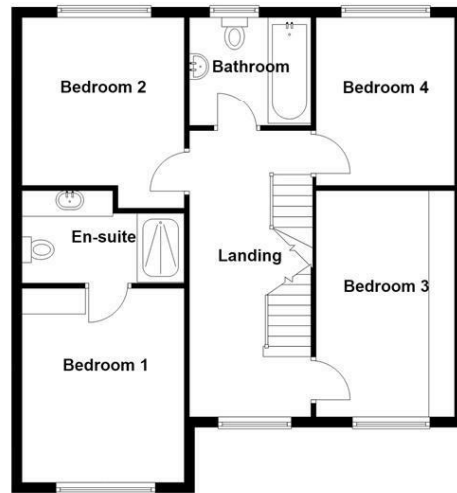
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Tel: 01782 470391

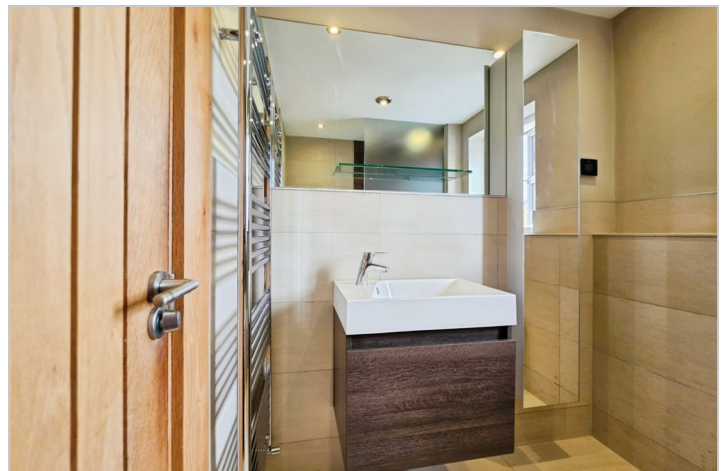
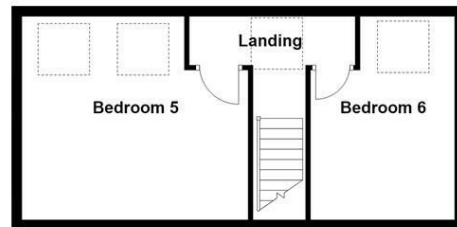
Ground Floor



First Floor



Second Floor



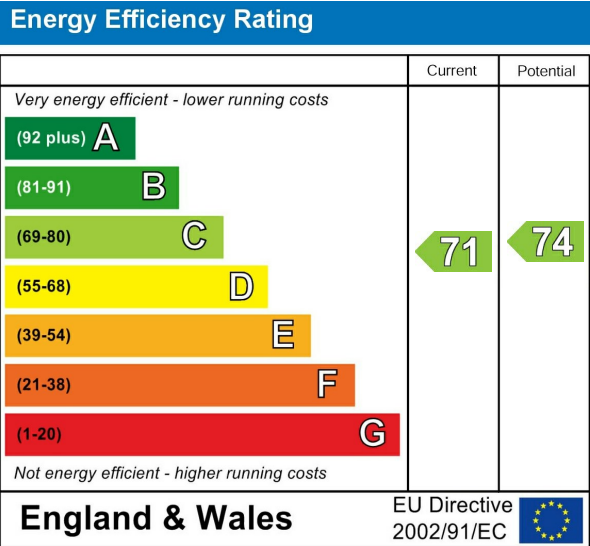
Road Map



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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