



**87 Park Lane  
Knypersley, ST8 7BG**

**Price £240,000**



Carters are delighted to present to the market this exceptional two/three-bedroom true bungalow, situated within the highly sought-after Park Lane area of Knypersley.

This immaculately presented residence has been meticulously maintained by the current owners and offers accommodation that is ready for immediate occupation. The property provides versatile living space and is presently configured as a two-bedroom home with an additional reception room to the rear. This room can, if required, be utilised as a third double bedroom, offering flexibility to suit a range of purchaser requirements.

The accommodation is entered via a bright and welcoming entrance hallway, which provides access to two well-proportioned double bedrooms and the principal living room. The living room is an elegant and comfortable space, further enhanced by the addition of a log-burning stove, creating a warm and inviting focal point.

Proceeding through the property, there is a striking and distinctive oak kitchen, thoughtfully designed and appointed to a high standard. Features include a contemporary resin floor, Belfast sink and plantation-style shutter blinds, combining both character and practicality.

To the rear of the property, there is a modern bathroom suite, the additional reception room/bedroom three, and a conservatory that provides further versatile living space with pleasant views over the garden.

Externally, the property benefits from off-road parking for two vehicles and a single detached garage. The enclosed rear garden has been designed with low maintenance in mind, offering a private and tranquil setting in which to relax and enjoy the surrounding greenery and birdsong.

This outstanding home represents a rare opportunity within a prime residential location and early viewing is highly recommended.

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## Entrance Hall

Composite front entrance door. Coving. Radiator.

## Living Room

13'4 x 9'9 (4.06m x 2.97m)

UPVC dual aspect double glazed windows to the front and side elevations. Logburner with stone surround and hearth. Coving. Radiator.

## Kitchen

13'6 x 8'6 (4.11m x 2.59m)

UPVC double glazed window to the side elevation. A range of beautiful Oak wall, drawer, base and display units incorporating marble work surfaces and a Belfast sink with drainer and mixer tap. Integrated fridge freezer. Space for freestanding oven and hob with an extractor hood. Space and plumbing for a washing machine. Partially tiled walls. Radiator. Recessed ceiling downlighters. Loft access. Resin Flooring.

## Bedroom One

11'11 x 10'0 (3.63m x 3.05m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Two

10'2 x 10'0 (3.10m x 3.05m)

UPVC double glazed window to the side elevation. Radiator.

## Inner Hall

UPVC double glazed door leading to rear garden. Radiator. Resin flooring.

## Sitting Room / Bedroom Three

12'7 x 8'7 (3.84m x 2.62m)

UPVC double glazed window to the side elevation. Coving. Radiator. Conservatory off.

## Conservatory

12'10 x 9'8 (3.91m x 2.95m)

UPVC double glazed window and door. Radiator. Vinyl flooring.

## Bathroom

UPVC double glazed window to the rear elevation. Suite comprising of an oversized shower enclosure with wall mounted shower and fully aqua boarded walls. Vanity unit incorporating a wash basin and recessed WC. Chrome ladder towel rail. Recessed ceiling down lighters. Resin flooring.

## Garage

Up and over door. Power and lighting.

## Exterior

To the front of the property there is a block paved shared driveway leading to the garage and rear garden. A gravelled garden provides off road parking for two vehicles.

To the rear there is a beautiful and private garden which is of a good size. Laid mainly to lawn this lovely garden is surrounded by mature shrubs to enjoy over the Spring and Summer months. A paved patio area provides a peaceful place to sit and enjoy the passing days and wildlife. Gated side access.

## Additional Information

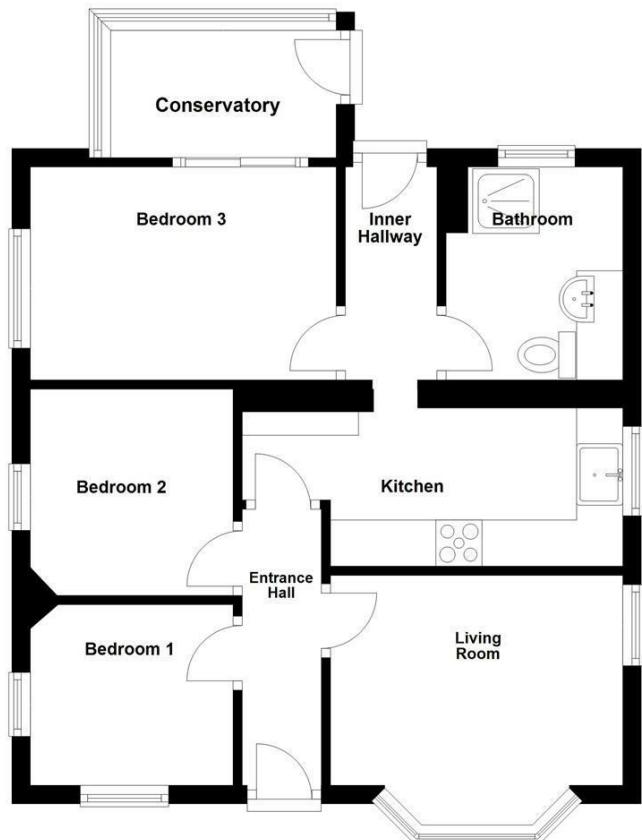
We are lead to believe that this property is Freehold and Council Tax Band C.

## Services

The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

## Ground Floor



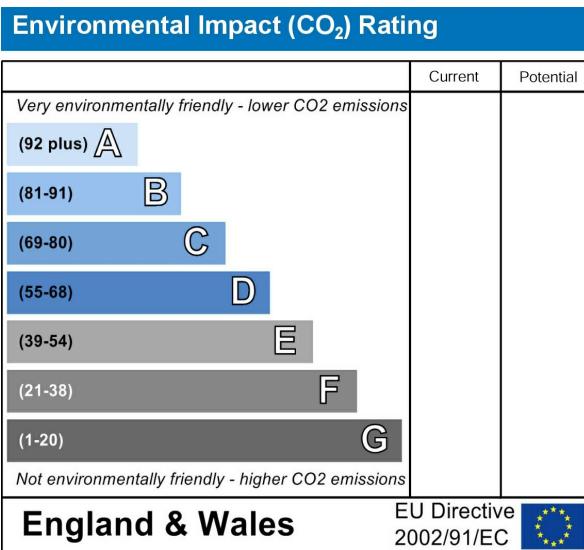
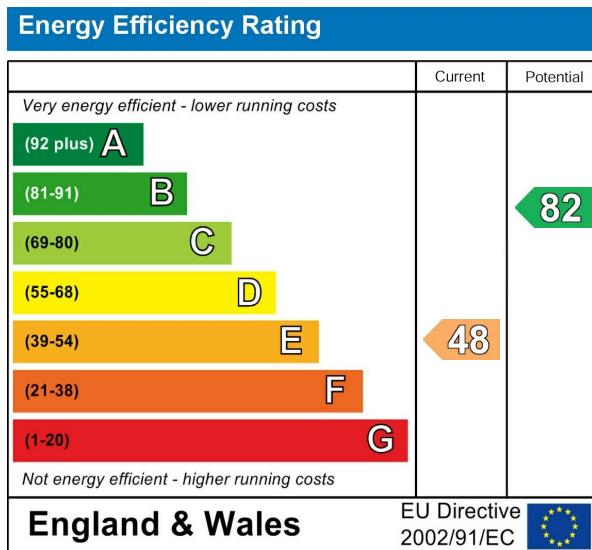
## Road Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.