

£425,000

1 Hawksmoor Close, Lightwood



- DETACHED HOUSE
- SUBSTANTIAL PLOT
- DOUBLE GARAGE
- LARGE DRIVEWAY
- FOUR/FIVE BEDROOMS
- CONSERVATORY
- TWO EN-SUITES
- STUNNING KITCHEN/DINER
- NO UPWARD CHAIN!

A prestige detached house on a substantial plot in a pleasant residential cul de sac. You are sure to be impressed by all of the splendid features that this home has to offer! The beautifully presented accommodation includes two reception rooms, four/five bedrooms and two en suite shower rooms. A large driveway provides parking for several vehicles and leads to a detached brick double garage. The plot widens to provide fabulous gardens from where far reaching views can be enjoyed. A home that will not be fully appreciated until you have come and explored it for yourself. The property is also being sold with the advantage of NO UPWARD CHAIN!

1 Hawksmoor Close, Lightwood

HALLWAY

Composite door, tiled floor, central heating radiator, under stairs store.

LOUNGE

15'9" + bay area x 11'6" (4.80m x 3.51m)
Fitted carpet, central heating radiator, uPVC double glazing, electric fire.

STUDY/BEDROOM FIVE

11'7" + bay area x 8'5" (3.53m x 2.57m)
Fitted carpet, uPVC double glazing, central heating radiator.

KITCHEN/DINER

23'8" x 11'0" (7.21m x 3.35m)
Sink unit with cupboards below, base and wall storage units, working surfaces. Integrated appliances to include: Two electric ovens one with microwave, both with grills, dishwasher, gas hob and extractor. uPVC double glazing, tiled floor, central heating radiator.

UTILITY

8'6" x 4'10" (2.59m x 1.47m)
Working surface, storage cupboard, washing machine, tumble dryer, American Fridge/freezer, combi boiler, tiled floor, uPVC door.

GROUND FLOOR WC

Low level WC, wash hand basin, central heating radiator, tiled floor.

CONSERVATORY

13'0" x 13'1" (3.96m x 3.99m)
uPVC double glazing, two central heating radiators, tiled floor, central heating booster unit.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, central heating radiator. Access to loft which is part boarded.

BEDROOM ONE

13'8" x 11'7" (4.17m x 3.53m)
Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

EN-SUITE SHOWER ROOM/WC

5'9" x 5'4" (1.75m x 1.63m)
Shower cubicle, low level WC, vanity wash hand basin, laminate flooring, uPVC double glazing, central heating towel radiator.

BEDROOM TWO

11'10" x 8'8" (3.61m x 2.64m)
Laminate flooring, central heating radiator, uPVC double glazing.

EN-SUITE SHOWER ROOM/WC

4'5" x 5'3" (1.35m x 1.60m)
Shower cubicle, low level WC, vanity wash hand basin, uPVC double glazing, central heating towel radiator, laminate flooring.

BEDROOM THREE

11'5" x 10'0" (3.48m x 3.05m)
Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM FOUR

8'4" x 6'11" (2.54m x 2.11m)
Fitted carpet, uPVC double glazing, central heating radiator.

FAMILY BATHROOM/WC

6'4" x 6'10" (1.93m x 2.08m)
Panelled bath with shower over and screen, low level WC, vanity wash hand basin, uPVC double glazing, central heating towel radiator, tiled floor.

EXTERNALLY

The property is situated on a substantial plot. To the front is a garden adjoined by a large driveway for several vehicles and a double garage. The rear garden can be accessed from the access at both sides of the property. Enclosed and private rear garden has tiered sections featuring paved patio area, lawn, gravelled areas, flower beds and borders.

DOUBLE GARAGE

Electric double door, power and lighting.



DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



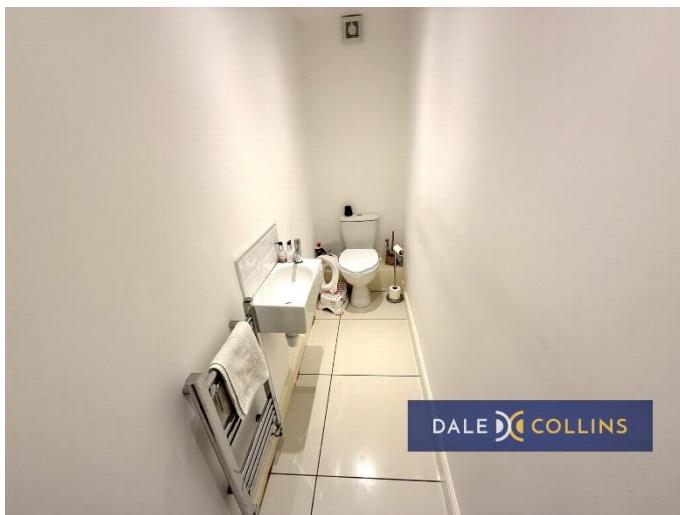
DALE  COLLINS



DALE  COLLINS



DALE  COLLINS







DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



DALE  COLLINS



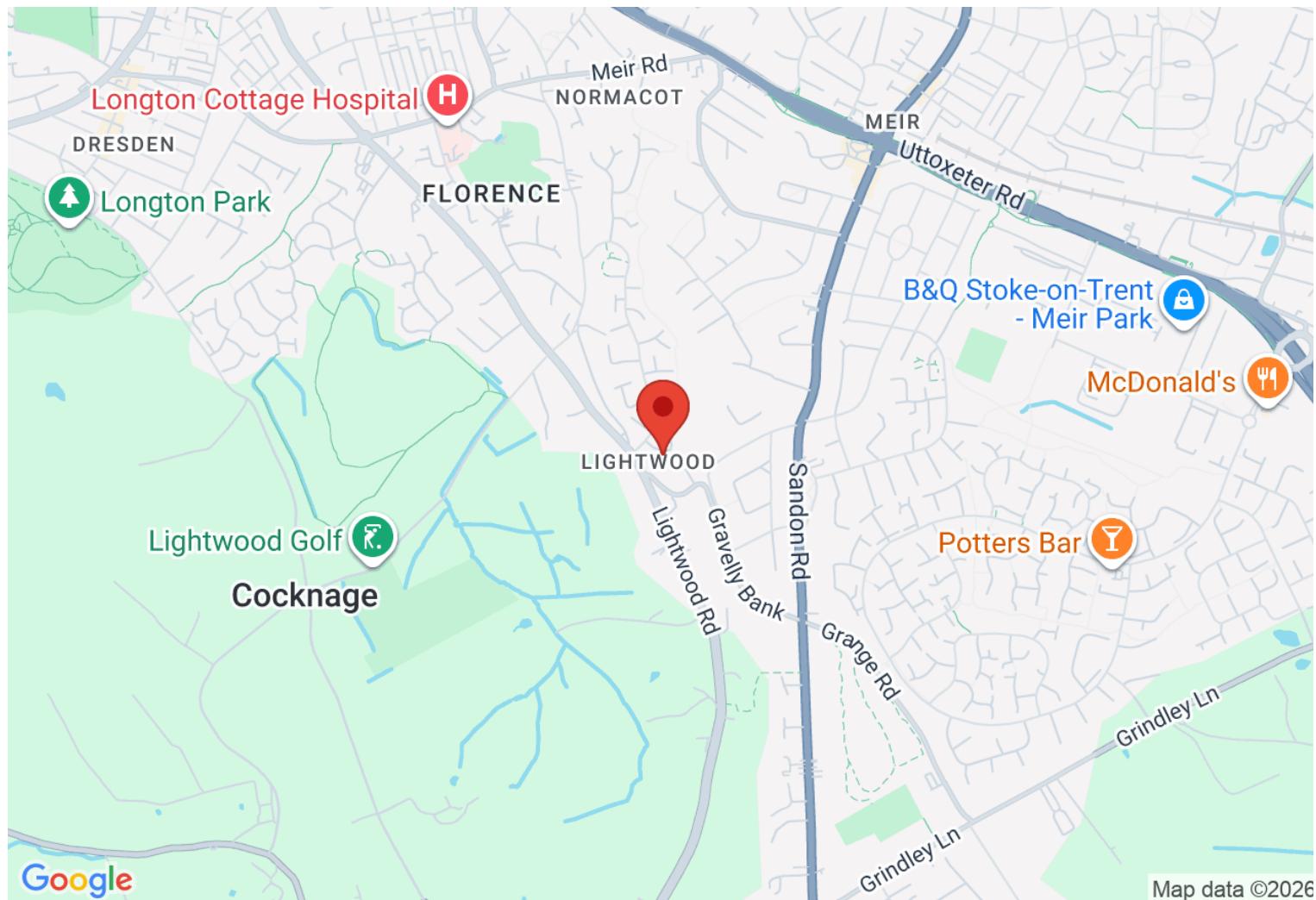
DALE  COLLINS



DALE  COLLINS



Location: ST3 7FF



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.