



## 10 Cinderhill Lane

Scholar Green, ST7 3HX



### Offers in excess of £350,000

Here at Carters, we are pleased to welcome to the market this charming detached family home which was individually designed as a bespoke property. Nestled in the charming area of Scholar Green, Stoke-On-Trent. This delightful detached residence offers a perfect blend of comfort and elegance. With three spacious reception rooms, including a welcoming living room featuring an inglenook fireplace and exposed beams, this home exudes character and warmth. The sun room provides a lovely space to relax while enjoying the picturesque countryside views that surround the property.

The property boasts three well-appointed bedrooms, with the master suite benefiting from an en suite bathroom, ensuring privacy and convenience. A family bathroom serves the additional bedrooms, making it ideal for families or guests.

For those who enjoy entertaining, the basement is a true gem, featuring a family room that doubles as a bar area, complete with a separate kitchenette and a convenient w.c. This versatile space is perfect for hosting gatherings or simply unwinding after a long day.

Outside, the beautifully landscaped gardens offer a serene retreat, providing ample space for outdoor activities or quiet contemplation. The property also includes parking for two vehicles, adding to the convenience of this charming home.

This property offers a wonderful opportunity for anyone seeking a spacious and individual home in a tranquil setting, with easy access to the stunning countryside. Don't miss the chance to make this delightful house your new home.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.

Access to the stairs. Radiator. Luxury vinyl tile flooring.

## Living Room

11'7" x 14'10" (3.53m x 4.52m)

UPVC double glazed window to the front elevation. Double wooden single glazed doors to the rear elevation.

Inglenook fireplace with electric fire, solid oak mantle and Quarry tiled hearth. Feature ceiling beams. Radiator. TV ariel point.

## Sun Room

11' x 9'3" (3.35m x 2.82m)

UPVC double glazed windows to the rear and side elevations. UPVC double glazed entrance door to the side elevation. Wooden single glazed double doors to the side elevation. Feature wall lights. Radiator. TV ariel point.

## Kitchen / Dining Room

13'7" x 19'1" (4.14m x 5.82m)

Solid wood fitted kitchen with a range of wall, base and drawer units. Tiled worksurfaces. Breakfast bar. Stainless steel sink with mixer tap. Electric built in double oven. Electric four ring gas hob. Built in extractor fan. Integrated freezer. Integrated fridge. Integrated dishwasher. Built in storage cupboard with space and plumbing for a washing machine. Recessed ceiling downlighters. Partially tiled walls. Radiator. Luxury vinyl tile flooring.

## W.C

2'9" x 5'8" (0.84m x 1.73m)

UPVC double glazed window to the front elevation.

Vanity basin unit with storage under. Low level w.c. Partially tiled walls. Radiator.

## Basement Bar / Games Room

19'3" x 9'2" (5.87m x 2.79m)

Wooden entrance door. UPVC double glazed

window to the rear elevation.

Built in solid wood bar with shelving under. Two radiators. TV ariel point. Laminate flooring.

## Basement Kitchenette

5'10" x 4'11" (1.78m x 1.50m)

Base and drawer units with laminate worksurfaces. Stainless steel sink with mixer tap. Space for a fridge. Laminate flooring.

## Basement W.C

5'10" x 4'2" (1.78m x 1.27m)

Low level w.c. Pedestal wash hand basin with tiled splashback. Laminate flooring.

## Stairs and Landing

Access to the loft which has a ladder and is fully boarded. Radiator.

## Bedroom One

11'7" x 14'10" (3.53m x 4.52m )

Two UPVC double glazed windows to the front and rear elevations.

Recessed ceiling downlighters. Two radiators.

## En Suite

3'10" x 2'9" (1.17m x 0.84m)

Shower enclosure with wall mounted shower. Pedestal wash hand basin. Low level w.c. Recessed ceiling downlighters. Extractor fan. Tiled walls. Radiator. Tiled flooring.

## Bedroom Two

13'5" x 9'10" (4.09m x 3.00m)

Two UPVC double glazed windows to the rear and side elevations.

Recessed ceiling downlighters. Radiator.

## Bedroom Three

10' x 7'5" (3.05m x 2.26m)

UPVC double glazed window to the front elevation.

Built in storage cupboard. Radiator.

## Family Bathroom

7' x 6'11" (2.13m x 2.11m)

UPVC double glazed window to the side elevation.

Corner panel bath with wall mounted shower over. Pedestal wash hand basin. Low level w.c. Recessed ceiling downlighters. Extractor fan. Radiator. Fully tiled walls. Vinyl flooring.

## Exterior

To the rear of the property there is an elevated decking area with steps leading to an indian stone patio area, a lawn and borders with a selection of seasonal plants, shrubs and flowers. Outside tap. Side gate to access the front of the property. Views over countryside.

## Additional Information

Freehold.

Council Tax Band D.

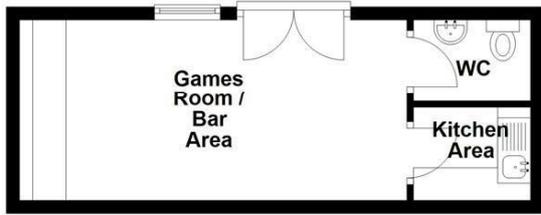
PROPERTY SIZE: APPROX: 1420 square feet / 132 square metres.

## Disclaimer

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Tel: 01782 470391

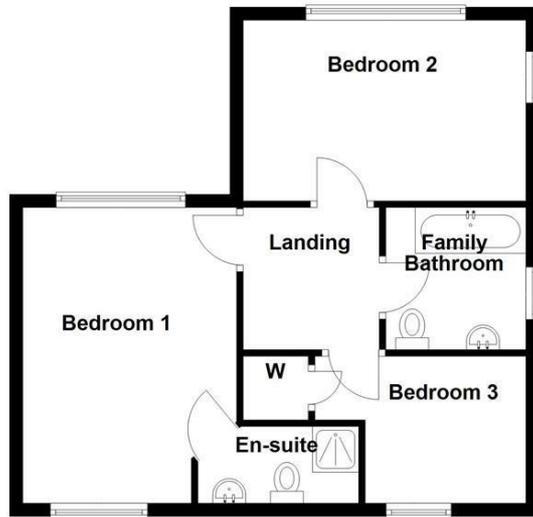
Ground Floor



First Floor



Second Floor



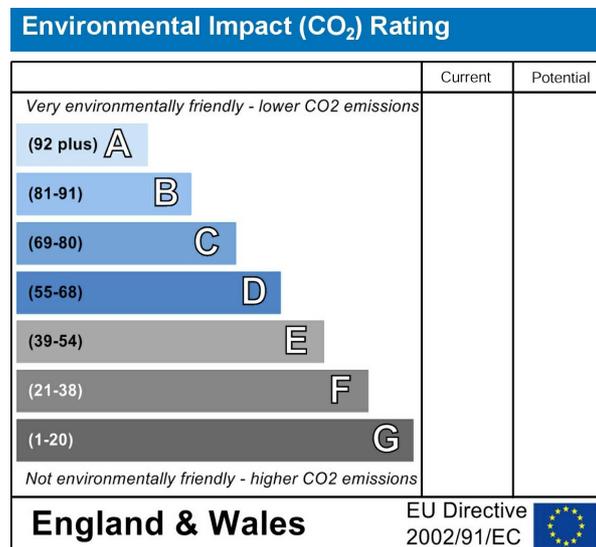
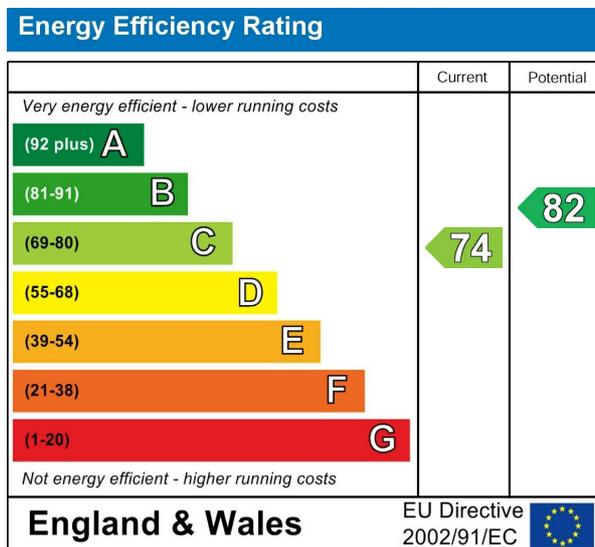
## Road Map



## 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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