

## 22 Fernhurst Grove, Lightwood, Stoke-On-Trent, Staffs, ST3 7TQ

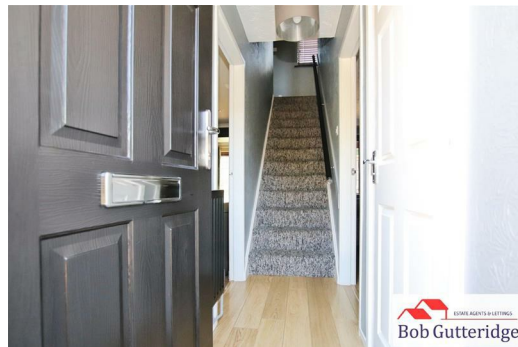


**Freehold Offers in excess of £299,950**

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable and beautifully presented extended detached home, situated in a pleasant and peaceful cul-de-sac location in Lightwood. As you would expect this property is enhanced by the modern-day comforts of Upvc double glazing along with gas combi central heating. The extended accommodation comprises an entrance hall, downstairs WC, through lounge, modern fitted kitchen/breakfast room, separate dining/family room, ground floor bedroom and to the first floor three family-sized bedrooms can be located along with a modern first-floor bathroom. Externally, the property is set on a desirable plot which offers off-road parking to the front, along with a well-stocked and manicured enclosed rear garden. Viewing of this spacious and versatile home is considered a must !

### ENTRANCE HALL

With composite double glazed frosted front access door, artex to ceiling, pendant light fitting, and access to loft space housing a combination boiler providing the domestic hot water and central heating systems, oak effect laminate flooring, stairs to the first-floor landing and doors to rooms including;



### DOWNSTAIRS WC 1.35m x 1.04m (4'5" x 3'5")

With Upvc double glazed frosted window to the side, pendant light fitting, wood panelling to walls, modern ceramic wall tiling, built-in dual flush WC, wall-mounted sink unit with monobloc chrome mixer tap above, modern double radiator and vinyl cushion flooring.



### LOUNGE 4.57m x 3.58m (15'0" x 11'9")

With Upvc double glazed window to front, Upvc double glazed double patio doors to rear with inset lead pattern, artex to ceiling with cornicing, two pendant light fittings, modern oak effect laminate flooring, feature fire surround with built-in living flame coal-effect gas fire, Virgin Media connection point (subject to usual transfer regulations), double-panelled radiator and power points.



**OPEN PLAN FITTED KITCHEN / BREAKFAST ROOM 5.74m x 2.77m  
(18'10" x 9'1")**

With Upvc double glazed bow window to front, coving to ceiling with eight spotlight fittings, a range of base and wall-mounted shaker oak storage cupboards providing ample cupboard and drawer space, round-edge work surfaces with built-in bowl-and-a-half resin sink unit with mixer tap, space for range cooker with stainless steel splashback and Neff extractor hood, integrated wine chiller, integrated dishwasher, plumbing for automatic washing machine, integrated fridge, modern radiator, power points, ceramic tiled flooring, built-in breakfast bar, ceramic splashback tiling, and door to under-stairs storage cupboard providing ample shelving and storage space.



**FAMILY ROOM / DINING ROOM 6.15m x 3.15m reducing to 2.36m  
(20'2" x 10'4" reducing to 7'9")**

With Upvc double glazed double patio doors to rear with inset lead pattern.  
Upvc double glazed window to rear with inset lead pattern, coving to ceiling,  
two panelled radiators, two pendant light fittings, oak effect laminate  
flooring, power points and TV aerial connection point.



**BEDROOM FOUR 3.86m x 2.13m (12'8" x 7'0")**

With Upvc double glazed window to front, coving to ceiling, two to three lamp light fittings, access to loft space via pull-down ladder, electricity consumer unit, panelled radiator and power points.



**FIRST FLOOR LANDING**

With Upvc double glazed window to rear with inset lead pattern, artex to ceiling, access to loft space via pull-down ladder, pendant light fitting, power points and doors leading off to rooms including:



**BEDROOM ONE (FRONT) 3.66m + recess x 2.72m + door recess (12'0" + recess x 8'11" + door recess)**

With Upvc double glazed bow window to front and additional Upvc double glazed window to front, artex to ceiling, pendant light fitting, oak effect laminate flooring, panelled radiator, power points and built-in double wardrobes providing ample hanging and storage space.



**BEDROOM TWO (FRONT) 2.54m + door recess x 2.82m (8'4" + door recess x 9'3")**

With Upvc double glazed window to front, artex to ceiling, pendant light fitting, panelled radiator, oak effect laminate flooring, power points and built-in double wardrobe providing ample hanging and storage space.



**BEDROOM THREE (REAR) 2.77m x 1.80m (9'1" x 5'11")**

With Upvc double glazed window to rear with inset lead pattern, artex to ceiling, pendant light fitting, oak effect laminate flooring, panelled radiator, power points and built-in wardrobe providing ample hanging and storage space.



**FIRST FLOOR BATHROOM 1.96m x 1.96m (6'5" x 6'5")**

With Upvc double glazed frosted window to rear with inset lead pattern, artex to ceiling, enclosed light fitting, a white suite comprising low-level dual flush WC, wall-mounted sink unit with chrome taps above, built-in bath unit with chrome mixer tap, ceramic half-wall tiling, vinyl cushion flooring and panelled radiator.



**EXTERNALLY**



**FORE GARDEN**

With concrete post and timber fencing to border along with a mature hedge, the frontage is gravelled which provides ample off road parking for three or so vehicles, external lighting and a timber gate provides pedestrian access alongside the property to;



**ENCLOSED REAR GARDEN**

Bounded by concrete post and timber fencing along with garden brick walls, a timber gate provides pedestrian access to the rear of the property, a sheltered area offers a peaceful sitting area with a high degree of privacy, a paved a gravelled area offers a patio and sitting space, lawn section with a wealth of established shrubs and plants to borders, external cold water supply, external lighting plus power points, a garden greenhouse with a herringbone brick feature floor and a further paved and gravelled area to the rear allowing a peaceful retreat after a long days work !



## **COUNCIL TAX**

Band 'C' amount payable to City of Stoke On Trent Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

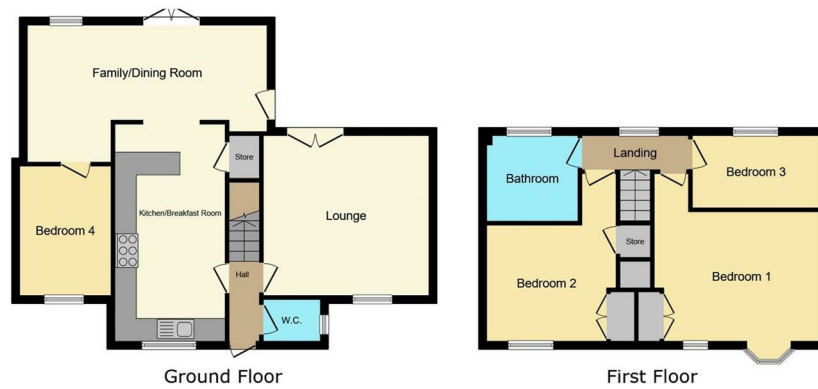
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

