

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



387 Weston Coyney Road,, Weston Coyney, Stoke-On-Trent, ST3 6ET

£325,000

- A Unique And Superb Detached Bungalow
- Air Source Heat Pump, Solar panels & 5 Kilowatt Battery.
- Superb Presentation
- Master Bedroom With En-Suite
- Two Long Driveways
- Two Further Bedrooms
- Garage
- Hot Tub May Be Included!

A UNIQUE AND SUPERB DETACHED BUNGALOW!

Set within extensive yet manageable and mainly lawned gardens, occupying a level corner plot and with long driveways from both Weston Coyney Road and Weston Drive.

This detached bungalow is truly unusual and exceptional and has been maintained and improved to an exceptionally high standard by the present owners who have recently installed a heat pump, solar panels and a five kilowatt battery to enable the electricity generated to be used on demand.

The property will ideally suit anyone with a number of vehicles or who wishes to keep a touring kind of caravan or motorhome at home.

The property is particularly economical to run, boasts an energy performance certificate rating of B and is particularly well presented with features including a fabulous fitted kitchen, which leads into the conservatory which in turn overlooks the rear garden.

The master bedroom has an en-suite shower room and there is an impressive family bathroom and lounge as well as two further rooms that have the potential either to be used as bedrooms as well as the additional two bedrooms or to provide valuable additional space.

The property features solid timber doors throughout and is within walking distance of neighbourhood shops as well as the town centre and is conveniently close to access the A50 both at Longton and Meir.

See our online virtual tour and for more information call or e-mail us.



ENTRANCE HALL

Composite double glazed front door. Fitted mat. Laminate flooring. Radiator.

BEDROOM THREE/ STUDY

8'10 x 8'8 (2.69m x 2.64m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

BEDROOM TWO

11'10 into bay x 8'9 (3.61m into bay x 2.67m)

Fitted carpet. Radiator. UPVC double glazed bay window with fitted blind.

BATHROOM/WC

7'10 x 6'8 (2.39m x 2.03m)

Grey laminate look vinyl flooring. Tiled walls. White suite featuring a shaped bath with rain head shower and screen over and a wash basin and wc within a fitted unit. UPVC double glazed window with fitted roller blind. Vertical stainless steel radiator.

BEDROOM ONE

9'9 + recess x 9'9 (2.97m + recess x 2.97m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

EN-SUITE SHOWER ROOM

6'11 x 3'10 (2.11m x 1.17m)

Grey laminate look vinyl flooring. Part tiled walls. Room width walk in rain head shower, white corner basin and low level wc. UPVC double glazed window with fitted roller blind. Extractor.

LOUNGE

13'10 into bay x 9'9 (4.22m into bay x 2.97m)

Laminate flooring. Radiator. UPVC double glazed bay window with fitted blind.

FABULOUS FITTED KITCHEN

20'6 x 11'8 (6.25m x 3.56m)

Excellent range of mid grey high gloss wall cupboards and base units with integrated appliances including electric hob, under oven, stainless steel hood, fridge freezer and dishwasher. Plumbing for washing machine. Space for dryer. Space for a table and chairs. Radiator. UPVC double glazed window with fitted blind. Grey porcelain tiles. Bi-fold doors opening into the...

CONSERVATORY

10'1 x 8'1 (3.07m x 2.46m)

Grey porcelain tiles. Radiator. UPVC double glazed windows with fitted blinds. Door leading out onto the patio.

OUTSIDE

The property occupies an outstanding position on the corner of Weston Coyney Road and Weston Drive with vehicle access from both. Double gates lead into a long tarmac driveway from Weston Coyney Road, the gardens are manageable and mainly lawned with various mature trees and shrubs and double gates lead from Weston Drive to a block paved driveway which also offers space for parking for several vehicles and leads to the...

DETACHED SINGLE GARAGE

Up and over door. Side door. UPVC double glazed window. External power socket and lighting.

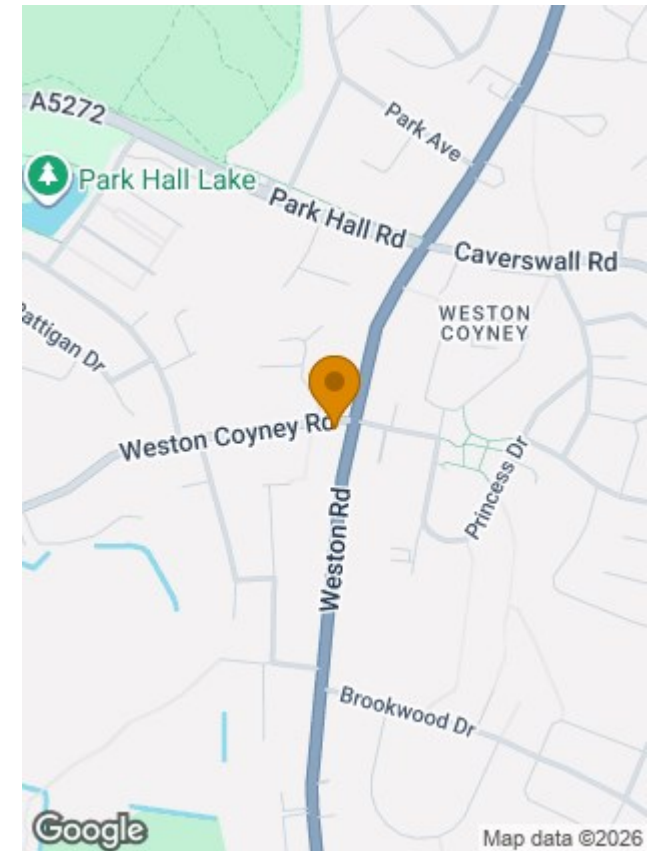
N.B. The hot tub may be included in the sale

Also the Air Source heat pump for the central heating system was installed along with solar panels at the same time within the last three years at a cost of over £30,000. There is also a 5 kilowatt battery in the loft to enable the electricity generated to be stored and used on demand.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

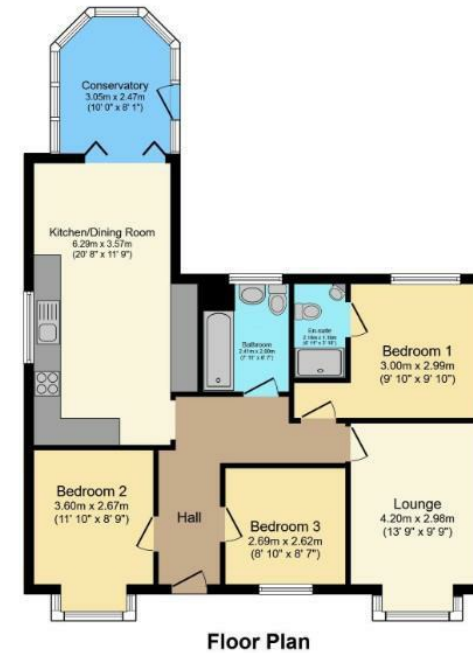
Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry[™]
the best move you'll make