



189 Tunstall Road, Knypersley, Stoke-On-Trent, ST8 7AQ

£285,000

- Traditional & Extended 1930's Semi Detached Family Home
- Three Generous Bedrooms Courtesy Of The Two Storey Extension
- Bay Fronted Lounge With An Attractive Open Fire
- Superb Dining Room With Views Across The Rear Garden & Adjoining Countryside
- Breakfast Kitchen With A Range Of Integral Appliances
- Converted Loft Room Providing A Flexible Space (See Further Description Regarding Building Regulations)
- Substantial Tandem Garage With Power & Lighting
- Extensive Driveway & Generous Enclosed Rear Garden
- Far Reaching Rural Views To Rear

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Enjoying uninterrupted views over open fields to the rear, this beautifully presented and extended traditional 1930s semi-detached home occupies a sought-after non-estate position in the heart of Knypersley. Offering three generous double bedrooms courtesy of its rear 2 storey extension, the property perfectly combines the character and charm you would expect from a home of this era with spacious accommodation suited to modern family living, all set within a generous plot with exceptional countryside views.



Council Tax Band: C



This impressive family home has been thoughtfully extended to create well-balanced accommodation ideal for growing families. The generous frontage provides ample off-road parking for numerous vehicles and leads to a substantial tandem garage, whilst the rear garden is a true highlight, backing directly onto open fields and enjoying far-reaching countryside views. A paved patio provides the perfect setting for outdoor dining and entertaining, with the generous lawn & feature rockery with an ornamental pond, creating the ideal environment to simply to relax and take in the beautiful surroundings.

Internally, a welcoming entrance hall with high ceilings and attractive wooden flooring sets the tone for the accommodation. The elegant lounge enjoys a feature bay window and fireplace, while the separate dining room benefits from a large picture window perfectly framing the spectacular views across the adjoining countryside. To the rear, the extended kitchen is fitted with a comprehensive range of modern units, generous work surface space and integrated appliances, with direct access to the garden. For those seeking contemporary open-plan living, the kitchen also offers excellent potential to be opened into the adjoining dining room, subject to any necessary approvals, creating a superb open-plan kitchen/dining/family space.

To the first floor are three well-proportioned double bedrooms, a rarity for homes of this era together with a contemporary modern family bathroom. In addition, there is a spacious converted loft room providing valuable and versatile accommodation, ideal as a home office, hobby room, teenagers' retreat or occasional guest space. Please note that the loft conversion does not have Building Regulations approval and therefore cannot be classed as a formal bedroom.

Externally, the property continues to impress with extensive driveway parking, a substantial tandem garage with power, lighting, plumbing for appliances and excellent loft storage. The generous enclosed rear garden enjoys an enviable position backing onto open fields, creating a wonderful setting to enjoy the far-reaching rural views throughout the seasons.

Occupying an enviable location within the popular village of Knypersley, the property offers the perfect

balance of peaceful semi-rural living whilst remaining conveniently placed for local schools, amenities and excellent commuter links. Traditional homes of this calibre, offering generous family accommodation, character features and outstanding countryside views, are rarely available. Early viewing is highly recommended.

Entrance Porch

A welcoming entrance porch provides access into the home.

Cloakroom/WC

Fitted with a low-level WC and wall-mounted wash hand basin, complemented by wood-effect flooring.

Lounge

14'11" x 12'0"

A beautifully presented principal reception room featuring a walk in stained-glass bay window to the front elevation, allowing plenty of natural light. The room is further enhanced by an attractive open fireplace with tiled hearth and surround, together with ornate coving and a decorative ceiling rose.

Dining Room

14'0" x 10'11"

A superb formal dining room enjoying wonderful views across the rear garden and adjoining countryside through a large picture window. Complete with solid oak flooring, feature fireplace with marble hearth and timber surround, together with decorative coving and ceiling rose, creating an ideal space for entertaining.

Breakfast Kitchen

15'8" x 8'2"

Situated within the extension, this modern fitted kitchen offers an excellent range of base and wall-mounted units with generous work surface space incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, microwave, gas hob with extractor over, dishwasher and fridge/freezer. Tiled flooring continues throughout, whilst a door provides direct access to the rear garden.

First Floor Landing

Providing access to all first-floor accommodation with a side-facing window allowing additional natural light.

Bedroom One

14'11" x 12'0"

A spacious double bedroom positioned to the front elevation, featuring a beautiful bay window and attractive original fireplace.

Bedroom Two

14'0" x 10'11"

A further generous double bedroom overlooking the rear garden and enjoying delightful open countryside views beyond. Feature fireplace.

Bedroom Three

15'1" x 8'2"

An impressive third double bedroom, a real advantage for a property of this style, overlooking the rear aspect.

Family Bathroom

Fitted with a modern three-piece suite comprising a P-shaped panelled bath with electric shower over, vanity wash hand basin and low-level WC. Finished with part-tiled walls, vinyl flooring and heated towel radiator.

Converted Loft Room

A spacious and versatile converted loft room with Velux windows to the side and rear elevations, radiators and useful eaves storage. This flexible space is ideal as a home office, hobby room, teenagers' retreat or occasional guest accommodation. Please note this loft conversion does not have Building Regulations approval and therefore cannot be classed as a formal bedroom.

Garage

27'0" x 8'0"

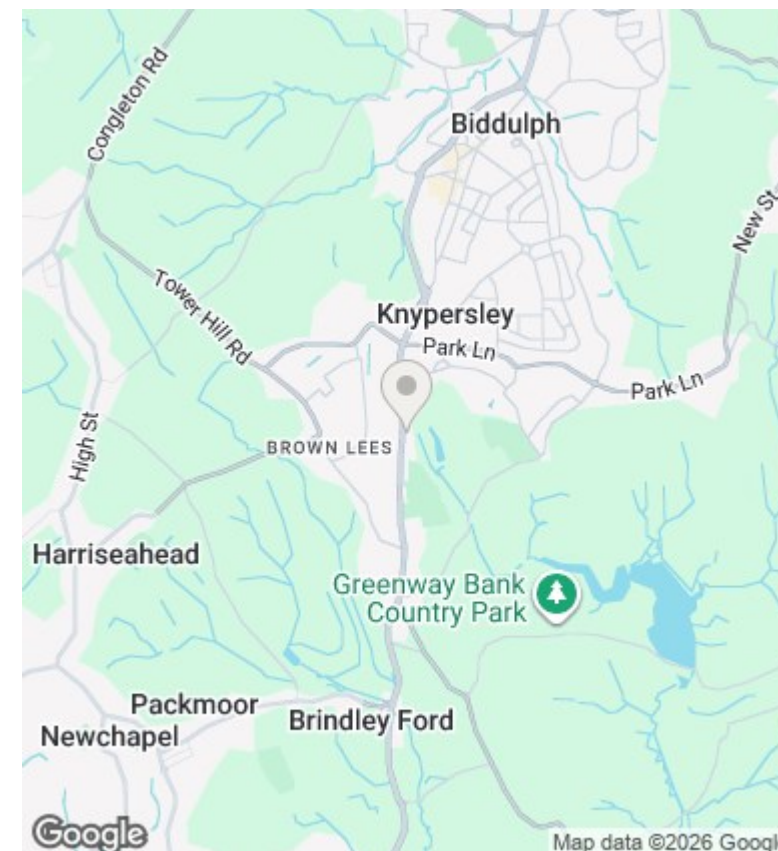
A substantial garage with double timber doors to the front and personal access door to the rear. Benefiting from power, lighting, plumbing for a washing machine and tumble dryer, together with excellent loft storage, making it an ideal workshop or additional storage space.

Externally

Externally, there is an extensive driveway providing off road parking, a substantial tandem garage with power, lighting, plumbing for appliances and excellent loft storage. The generous enclosed rear garden enjoys an enviable position backing onto open fields, creating a wonderful setting to enjoy the far-reaching rural views throughout the seasons.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		