

lukeboon.exp.uk.com  
01752 295996  
07810 601815 (WhatsApp)  
luke.boon@exp.uk.com

Facebook - lukeboonestateagent  
Instagram - @lukeboonestateagent  
Youtube - @lukeboonestateagent

# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



5 BEDROOMS



3 RECEPTION ROOM



2 BATHROOM



2416 SQ.FT



FREEHOLD

## STUART ROAD, STOKE PL1 5LG OFFERS OVER £500,000

Luxurious Victorian family home, filled with period charm & character throughout. Five double bedrooms, three reception rooms, five piece bathroom & a south facing garden.



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You enter into the large entrance hall via the original front door. Filled with an abundance of period features, the entrance hall has doors leading into the lounge, dining room and the cloakroom. There are two under stairs storage cupboards, stairs leading up to the first floor landing and steps leading down to the open plan kitchen/breakfast room.

The lounge is a tremendous size, with a large bay window to the front elevation and a plethora of period features throughout. There is a feature fireplace with an inset wood burner and a slate hearth. There is an opening leading through to a formal dining room, which has a continuation of period features and a window to the rear elevation.

Located at the rear of the property is the kitchen/breakfast room which has a large bay window and bi-folding doors leading out onto the rear courtyard garden. The kitchen area is superbly equipped with a range of internal BEKO appliances, which includes an under counter fridge and a undercounter freezer, an additional fridge/freezer, two AEG electric fan assisted ovens, an AEG five ring hob and a boiling water tap. The kitchen has a wide range of wall and base mounted units, complete with a quartz work surface over and an island, with two Belfast sinks and power points. There is a Mandarin tiled floor and a cupboard which houses the combi-boiler (installed in 2021).

Upstairs, the first floor landing leads through to the main bedroom suite, family bathroom and bedroom two. There is a stairway leading up to the second floor.

Located at the front of the property is the main bedroom suite which has a large bedroom area with a bay window to the front elevation, an en-suite shower room and a large dressing room. The en-suite shower room has a real luxurious finish with a tiled floor, walk-in shower,

low level w/c and a hand wash basin. There is a heated towel rail and an extraction fan.

The family bathroom is again finished to a luxurious standard, with matching sinks, a freestanding bath, large walk in shower and a low level w/c. There are two obscured windows to the side elevation, a heated towel rail, extraction fan, tiled walls and splash backs.

The second floor landing leads through to bedrooms three, four and five, a utility area which houses the washer dryer and a sink, plus a cloakroom. Bedroom three is an excellent size with a window to the rear elevation, a feature fireplace and two fitted cupboards. Bedroom four is a good size double with a window to the front elevation. Bedroom five is a smaller double, is currently dressed as a gym space and has a skylight to the front elevation.

The property has been fully renovated to a very high standard. Since 2021, the rear tenement roof has been replaced, every window has been replaced, the property has been fully re-wired and new bathrooms and the kitchen have been installed. Each room has been transformed and thoughtfully decorated and has Farrow & Ball paint throughout. Period features have been reinstated and repaired which gives this beautiful Victorian Residence the wow factor.

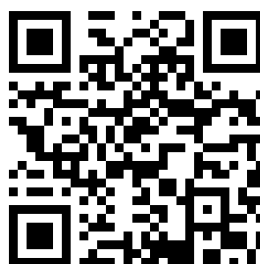
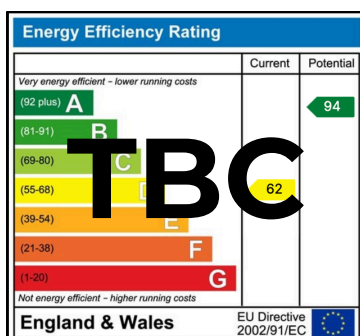
Externally, the rear courtyard garden has been transformed and landscaped, with a large porcelain patio. There is ample space for a range of large furniture and a gate leading out to the rear service lane.

Tenure - Freehold

Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband

EPC - TBC

Council Tax Band - D



Website Link

Any questions? Want to make an offer?  
Please get in touch

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