



20, Caverswall Road, Blythe Bridge, Stoke-On-Trent, ST11 9BG



£595,000

An Edwardian detached family home tucked away in a generous size plot in a sought after location. Clarendon Lodge offers oodles of charm and character, a fabulous garden and spacious accommodation comprising; reception hall, living room, dining room, conservatory, breakfast kitchen, utility, store room, side porch and large cellar. To the first and second floors there are five bedrooms, an ensuite shower room to the main bedroom, separate WC and family bathroom. The property is approached via a private tarmac driveway providing generous off road parking before a detached double garage. All in all a fabulous period family house in a convenient location, close to a host of amenities and within easy reach of commuter routes. Viewing highly recommended.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

A hardwood part glazed and panelled front door opens to the hallway. With tiled floor, radiator, doorways to the guest cloakroom and cellar. Steps lead to an area with oak engineered flooring, doorways to the living room, dining room, breakfast kitchen and access to the first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and wall mounted wash hand basin with chrome mixer tap. Recessed ceiling light, fully tiled walls and floor, wall cupboard housing the electrical consumer unit.

Living Room

A spacious reception room offering a marble fireplace with inset living flame gas fire, four wall lights, two windows to the rear and side elevations, ornate ceiling coving, two radiators, oak engineered flooring, Sky Media connection, doorway to the conservatory and double doors opening to the dining room.

Dining Room

Offering an Adams style fire surround with brick tile back, tiled hearth and inset wood burning stove, ornate ceiling rose and coving, sash bay window overlooking the rear garden, radiator and carpet.

Conservatory

A low wall and uPVC double glazed panel construction conservatory with vaulted ceiling, radiator, tiled floor and French doors opening to the rear garden.

Breakfast Kitchen

A modern breakfast kitchen fitted with a range of ivory finish wall and floor units, under wall unit lighting, granite work surfaces with matching upstands and underset 1 1/2 bowl sink with chrome swan neck mixer tap. Oak block breakfast bar, window to the front aspect, recessed ceiling lights, vertical radiator, electric kickboard heater, large format tiled floor, doorways to the larder and utility.

Appliances including: ceramic induction hob with extractor fan with light above, integral electric double oven, fridge and dishwasher.

Utility

Matched to the kitchen with ivory finish wall and floor units, under wall unit lighting, contrasting black granite effect work surfaces with matching upstands and inset stainless steel sink & drainer with chrome swan neck mixer tap. Recessed ceiling lights, sash window to the side aspect, large format tiled floor, doorways to the store room and side porch.

Plumbing for a washing machine, spaces for a tumble dryer and upright freezer.

Store Room

With fitting storage cupboards and shelving to one wall, rear elevation window and large format tiled floor.

Side Porch

Offering a solid wooden external door, window, shelving and stone floor.

Cellar

Steps lead down to the large cellar offering a number of rooms with brick stillages and wall mounted Worcester Greenstar 40 CDi Classic gas central heating boiler.

First Floor

Stairs & Landing

With traditional white painted spindle, newel post and banister stairs, carpet throughout, obscure glazed window to the front of the property, doorways to bedrooms one, two and five, the family bathroom and access to the second floor stairs.

Bedroom One

Offering an extensive range of fitted bedroom furniture and storage, sash window overlooking the rear garden, vanity wash hand basin, radiator, carpet and doors opening to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising; WC, bidet, washstand with wash hand basin and mixer tap, corner oversize shower enclosure with mains thermostatic shower system. Recessed ceiling lights, ornate ceiling coving, sash window to the side aspect, radiator and tiled floor.

Bedroom Two

With built-in wardrobes and storage, two sash windows to the side and rear elevations, ornate ceiling coving, period cast iron fireplace, vanity wash hand basin, radiator and carpet.

Bedroom Five

Currently used as a study with sash window to the side aspect, radiator and carpet.

Family Bathroom

A modern bathroom fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, corner bath, panel and shower screen with chrome taps and mains twin head thermostatic shower system above. Recessed ceiling lights, obscure glazed sash window to the front aspect, towel radiator, fully tiled walls and floor, extractor fan and airing cupboard housing the hot water storage cylinder.

Separate WC

With white inset low level push button WC, recessed ceiling light, obscure glazed sash window to the front elevation, part tiled walls and tiled floor.

Second Floor

Stairs & Landing

With doorway to the stairwell, carpet and doorways to bedrooms three and four.

Bedroom Three

With recessed ceiling lights, sash window to the rear aspect, eaves storage, carpet and radiator.

Bedroom Four

Offering a sash window to the side elevation, recessed ceiling lights, carpet and radiator.

Outside

The property is approached via a private tarmac driveway providing generous off road parking before a large detached double garage. The garage has an electric up & over door, power, lighting and good size loft with drop down ladder.

Gardens

The sizeable mature gardens offer plenty of space for entertaining friends and family in style, with an array of mature trees, stocked flowerbeds and borders, paved pathways, a rolling lawn and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

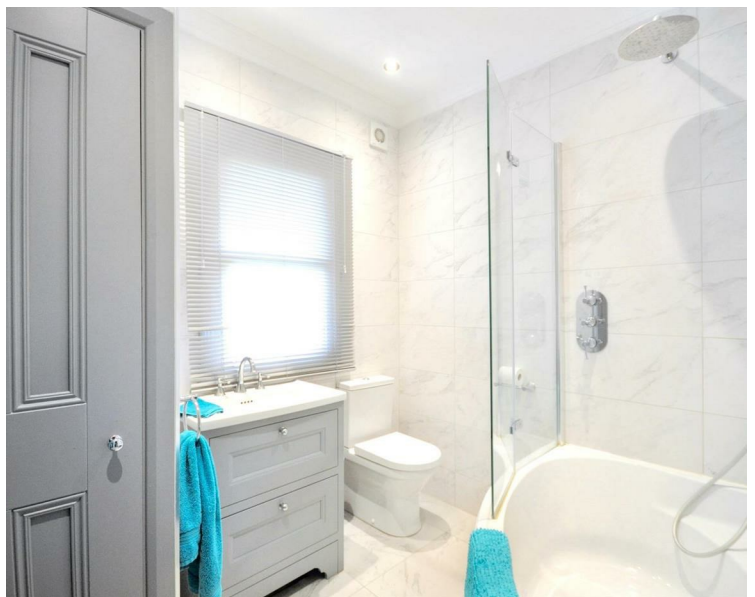
Services

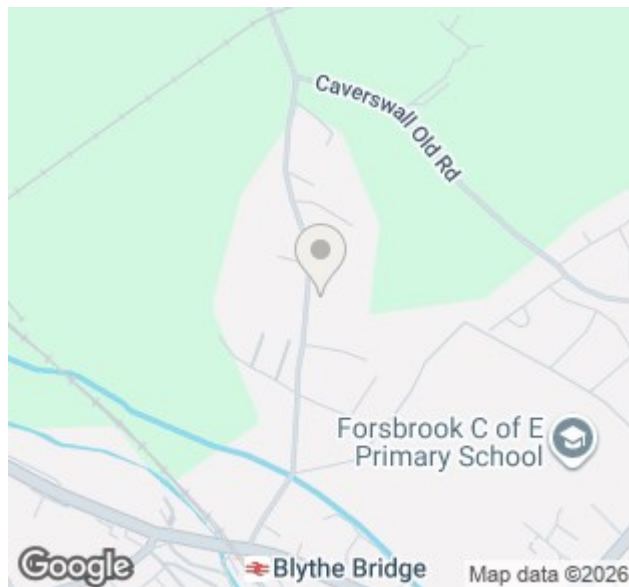
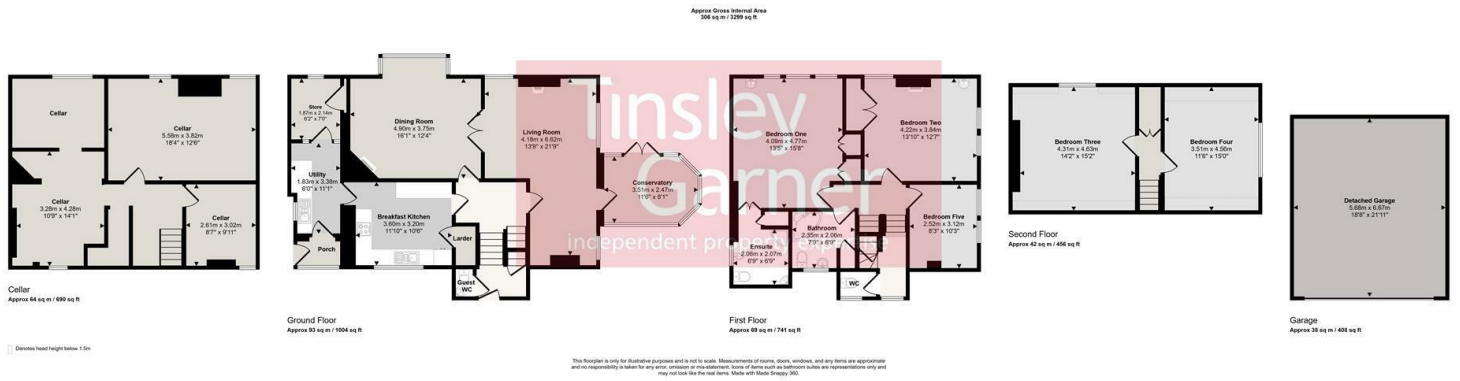
Mains gas, water, electricity and drainage.

Gas central heating.

Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	