



238 Ash Bank Road, Werrington, Stoke-On-Trent, Staffordshire, ST2

Offers In The Region Of £580,000

- Detached property
- Utility room and study
- Double garage and large private driveway suitable for multiple vehicles
- 4 double bedrooms
- Conservatory
- Views to the rear
- 3 bathrooms
- Outbuilding that includes an office and workshop
- South facing rear garden with electric sun awning

238 Ash Bank Road, Stoke-On-Trent ST2 9EB

Whittaker & Biggs are delighted to offer to the market this impressive detached house that offers the perfect blend of comfort and versatility. With four spacious double bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, featuring three well-appointed reception rooms that provide ample room for relaxation and entertainment.

The property boasts three bathrooms, ensuring convenience for all residents and guests. A standout feature is the study, which could easily serve as a fifth bedroom, thanks to the adjacent shower room. This flexibility allows for various living arrangements to suit your needs.

For those with multiple vehicles, the property includes a large driveway and a double garage, providing parking for up to seven vehicles. This is a rare find in the area, making it perfect for families with several cars or for those who enjoy hosting visitors.



Council Tax Band: G



Ground Floor

Porch

8'0" x 5'4"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect.

Entrance Hall

13'1" x 10'11"

Wood glazed door to the frontage, stairs to the first floor, UPVC double glazed window to the frontage, air heater.

Sitting Room

23'9" x 13'10"

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the rear, air heater, electric fire, marble hearth and surround, wood mantel.

Conservatory

13'3" x 11'9"

UPVC double glazed construction, polycarbonate roof, tiled floor, French doors to the side aspect, air heater.

Dining Room

10'11" x 10'10"

UPVC double glazed window to the rear, radiator, serving hatch.

Shower Room

8'9" x 5'8"

Walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled, tiled floor, chrome ladder radiator.

Study

11'2" x 8'9"

UPVC double glazed window to the frontage, radiator.

Kitchen Dining Room

15'3" x 14'2"

2x UPVC double glazed windows to the rear, units to the base and eye level, Rangemaster range cooker, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, integral CDA microwave, integral Bosch dishwasher, integral larder fridge, air heater.

Utility Room

11'10" x 9'9"

UPVC double glazed window to the rear, storage cupboards, space for a freestanding fridge freezer, stainless steel sink with drainer, chrome mixer tap, space and plumbing for a washing machine, boiler, radiator, fully tiled.

Rear Hall

5'5" x 4'1"

UPVC door to the side aspect, pedestrian door to the garage, WC off.

WC

6'3" x 3'0"

UPVC double glazed window to the side aspect, low level WC.

Garage

19'4" x 18'11"

Electric roller door, 2x UPVC, double glazed windows to the side aspect, power and lighting.

First Floor

Landing

20'2" x 9'8"

Max measurement. Loft hatch, radiator, 2x storage cupboards.

Bedroom One

21'8" x 19'3"

2x UPVC double glazed window to the frontage, UPVC double glazed window to the rear, fitted wardrobes, fitted dressing table, fitted drawers, fitted window seats, 2x radiators.

En-suite Shower Room

6'8" x 3'4"

Shower enclosure, electric Mira shower, vanity wash hand basin, brass taps.

Bedroom two

17'1" x 11'4"

2x UPVC double glazed windows to the rear, radiator, fitted wardrobes, fitted dressing table.

Bedroom Three

17'0" x 10'9"

2x UPVC double glazed windows to the rear, fitted wardrobes, fitted dressing table, radiator.

Bedroom Four

13'9" x 12'8"

UPVC double glazed window to the frontage, fitted wardrobes, fitted dressing table, radiator.

Bathroom

10'9" x 8'10"

UPVC double glazed window to the frontage, P-shaped bath, shower over, chrome fittings, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, bidet, chrome taps, chrome ladder radiator.

Loft

Part boarded, pull-down-ladder, lighting, housing the water tank.

Externally

To the frontage, block paved driveway suitable for five cars, area laid to lawn, mature trees and shrubs, pond, metal gates, hedge boundary, fence boundary.

To the side aspect, outbuilding, carport and gated second drive.

To the rear, mainly laid to lawn, block paved patio, electric sun awning, mature trees and shrubs, timber summer house, well stocked borders.

Outbuilding Office

16'7" x 10'9"

Brick construction, window to each side aspect aspect, window to the rear, power and lighting.

Outbuilding Workshop

13'9" x 10'9"

Brick construction, door to the frontage, window to each side aspect, power and lighting.

AML REGULATIONS

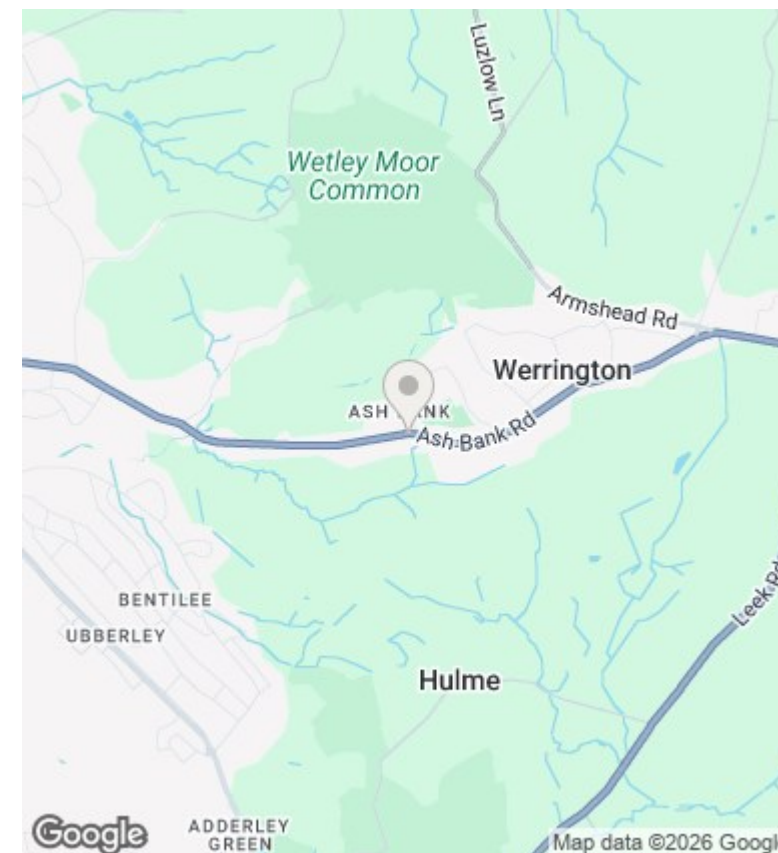
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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		