

STEPHENSON BROWNE

Starling Close, Kidsgrove

ST7 4XR

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£280,000

Description

This beautifully presented THREE BEDROOM DETACHED home on Starling Close offers immaculate internal accommodation boasting two reception rooms, open plan kitchen diner and three well proportioned bedrooms. Positioned on a quiet, desirable cul-de-sac within Kidsgrove, this is an ideal family home located close to Kidsgrove's many amenities including shops, schools and Medical Centre.

On entry, you will find a lovely hallway space with access to the ground floor WC, as well as the welcoming, generous lounge hosting a feature gas fireplace. This room flows through into the conservatory, a fantastic additional reception room with doors opening to the garden.
The stunning kitchen/diner boasts open plan living, comprises of a range of wall, base and drawer units with wood effect working surfaces over and all of the integral appliances you will need! Including; sink with drainer and mixer tap, dishwasher, fridge freezer, washing machine, 'BOSCH' four point gas hob and 'Indesit' high level double oven.
To the first floor is a superb principle bedroom, with extensive fitted wardrobes and over the bed storage, and it's own en-suite shower room. As well as this, you will find two more well proportioned bedrooms, with bed two also able to fit a double and having a handy over the stairs storage cupboard. The modern bathroom enjoys a white three piece suite with over the bath shower, and contemporary tiling throughout.

Externally, the property has been just as well maintained, with incredible border areas to the front consisting of a range of decorative shrubs and plants. At the rear is a decking area, ideal for homing seating or alternative outdoor furniture, and a lawn with substantial, decorative soil borders. It is also highly worth noting that to the front is an impressed concrete driveway leading up to the detached garage.

Starling Close is a truly impressive property and we highly recommend viewing to fully appreciate what it has to offer. Call Stephenson Browne today.













Room Descriptions

Hallway
A bright and airy space with wood effect flooring, UPVC double glazed obscure glass window to front elevation, coving to the ceiling, radiator, stairs to the first floor with under the stairs storage, door to the lounge and door to...

WC
Having a low level WC, hand basin incorporated within fitted storage unit, radiator, wood effect flooring, UPVC obscure glass double glazed window to side elevation and ceiling light fitting.

Lounge
15'1" x 10'10"
A spacious lounge with wood effect flooring, feature gas fireplace central to the room, ceiling light fitting, spotlighting, coving to the ceiling, ample sockets, radiator, UPVC double glazed sliding door into the conservatory and door to...

Dining Room
8'8" x 8'6"
A fantastic dining area with wood effect flooring, UPVC double glazed window to the front elevation, coving to the ceiling, ceiling light fitting, radiator, ample sockets and open plan to...

Kitchen
8'10" x 8'7"
Comprising of a range of wall, base and drawer units with wood style working surfaces over, tiled splashbacks and a number of integral appliances such as: 'indesit' high level double oven, 'BOSCH' four point gas hob with built in extractor over, washing machine, dishwasher, fridge freezer and sink with drainer. Having wood effect flooring continuing from the dining area, ceiling light fitting, ample sockets, and two UPVC double glazed windows to rear elevation, either side of a UPVC door opening to the rear garden.

Conservatory
10'4" x 8'11"
With underfloor heating, UPVC double glazed windows to all elevations, tiled flooring, UPVC door opening to the garden and ample sockets.

Landing
With fitted carpet, coving to the ceiling, ceiling light fitting, ample sockets and doors to all first floor rooms, including...

Principle Bedroom
A generous principle bedroom offering fitted wardrobes and over the bed storage, fitted carpet, ample sockets, ceiling light fitting, coving to the ceiling, UPVC double glazed window to front elevation and door to...













En-suite
With a low level WC, hand basin incorporated within fitted storage unit and walk in shower with glass shower screens and door. Having tile effect vinyl flooring, partly tiled walls creating splashbacks, UPVC obscure glass double glazed window to rear elevation, ceiling light fitting and chrome heated towel rail.

Bedroom Two
A second double bedroom with wood style flooring, UPVC double glazed window to front elevation, ceiling light fitting, coving to the ceiling, ample sockets, radiator and door to over the stairs airing cupboard housing the Worcester boiler.

Bedroom Three
A great sized single bedroom with ample sockets, radiator, ceiling light fitting, coving to the ceiling and UPVC double glazed window to rear elevation.

Bathroom
Enjoying a low level WC, hand basin incorporated within fitted storage unit and panelled bath with over the bath shower and glass shower screen. Partly contemporary tilling to the walls, complimentary tile effect vinyl flooring, shaving point, UPVC double glazed window to rear elevation, spotlighting and chrome heated towel rail.

Externally
The property is home to a lovely frontage, with an impressed concrete driveway suitable for two cars leading to the detached garage, iron fence boundary and block paved pathway leading to the front door. To either side of the path is beautiful rockery areas, with plenty of decorative shrubs and bushes.

Enjoying a decked area ideal for seating or alternate outdoor furniture, with wooden archway leading to the lawn area of the garden, The lawn is surrounded by substantial soil borders home to a range of decorative shrubs, plants and flowers and there is a pathway around the perimeter of the property taking you to the side elevation. The rear hosts a part fence, part conifer boundary providing a great degree of privacy.

Garage
Detached, with up and over door and electricity supply.

Council Tax Band
The council tax band for this property is C.

NB: Tenure
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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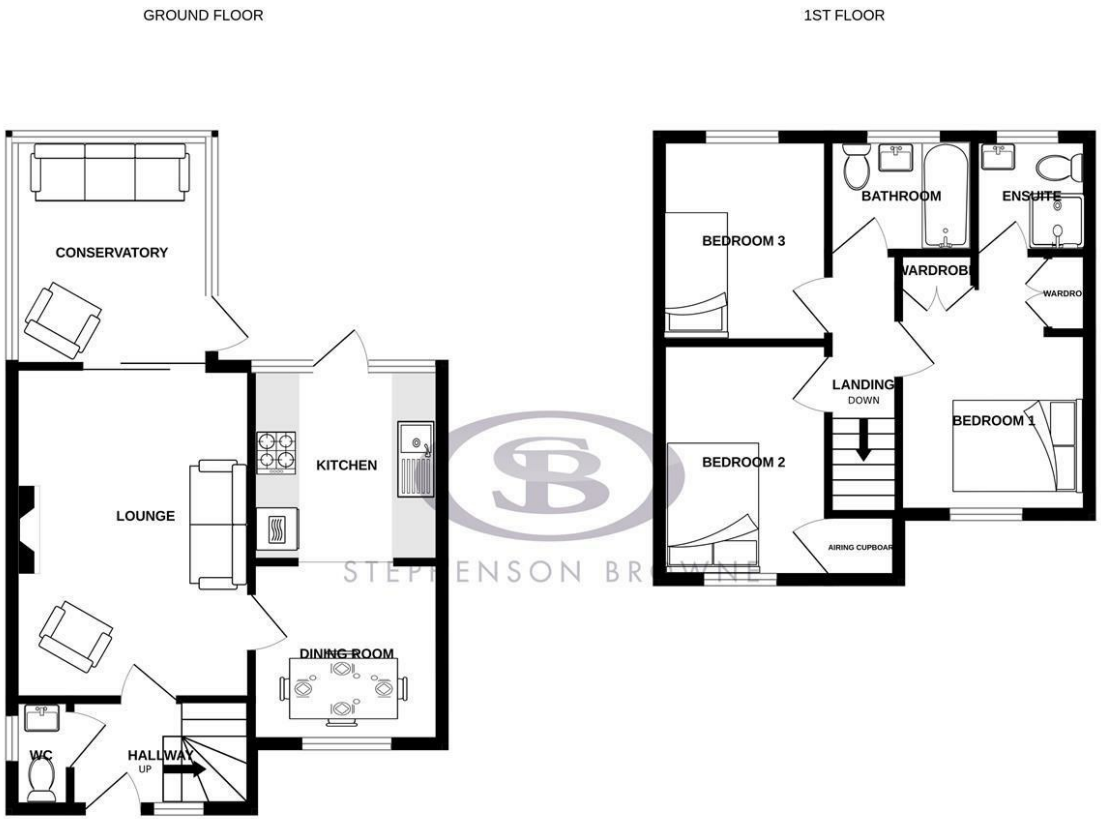








Floorplans

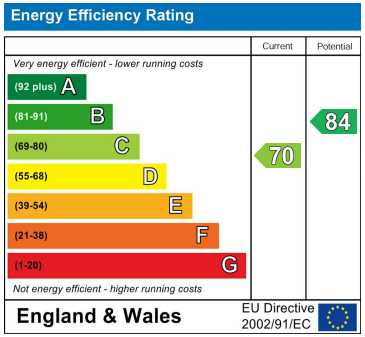


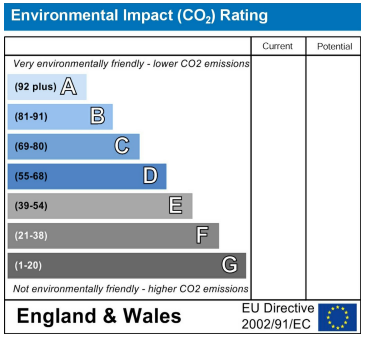
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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