

STEPHENSON BROWNE

The Avenue, Kidsgrove, Stoke-On-Trent

ST7 1AG

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£495,000

DESCRIPTION

A sizeable ultra energy efficient executive detached family home with FOUR DOUBLE BEDROOMS, two en-suite shower rooms and an INTEGRAL DOUBLE GARAGE, offered for sale with no onward chain!

This stunning home was built by the owners approximately 20 years ago as a self-build, and has been lovingly maintained since then, presented to an exceptional standard and immaculate throughout! Designed and built with family in mind, this impressive home offers well-proportioned room sizes throughout, whilst remaining safe and secure courtesy of a CCTV system.

A spacious and welcoming hallway provides access to the double garage, as well as a downstairs W/C, the lounge and a very generous kitchen/family room, with the ground completed by a separate dining room and a very useful utility room. To the first floor is a galleried landing with four spacious double bedrooms and the family bathroom. The main bedroom also benefits from a dressing room and an en-suite, with a second en-suite servicing the second bedroom.

Ample off-road parking for multiple vehicles is provided via a full-width brick paved driveway accessed through double gates, as well as the













double garage - an ideal space which comfortably fits two vehicles, and also features a workshop bench area to the rear. It's worth noting that the driveway extends to the right hand side of the property, and has been used by our current sellers to park a caravan/motorhome.

To the rear of the property is a truly gorgeous garden which has been carefully landscaped to create an idyllic setting to relax or entertain, featuring a lawn with an Indian stone patio area and mature border shrubs.

Situated in a 'tucked away' position just off The Avenue in Kidsgrove, the property is perfectly placed for the wealth of amenities within Kidsgrove itself, as well as various commuting routes. A number of walks are also available within the nearby Bath Pool Country Park and along the canal.

A truly fantastic home with no onward chain!













ROOM DESCRIPTIONS

Entrance Hall
16'4" x 8'8"
Composite front door and UPVC windows, tiled flooring, radiator, ceiling light point, storage cupboard, ceiling rose and coving, integral access to the double garage.

Downstairs W/C
6'2" x 3'4"
Tiled flooring, ceiling light point, extractor fan, chrome towel radiator, part tiled walls, W/C, wash basin with vanity unit.

Lounge
16'8" x 13'1"
Engineered wood flooring, UPVC double glazed window, ceiling light point, radiator, feature fire, ceiling rose and coving, double doors leading into;

Dining Room
13'3" x 11'3"
Engineered wood flooring, UPVC double glazed French doors leading to the rear garden, radiator, ceiling light point, ceiling rose and coving, door leading into;

Kitchen/Family Room
22'4" x 17'7"
Maximum measurements - L-shaped room - Tiled flooring, three UPVC double glazed windows and French doors, downlights, two ceiling light points, two radiators, under stairs storage cupboard, one and a half bowl stainless steel sink with drainer, tiled splashback, integrated oven, gas hobs and cooker hood, dishwasher, fridge. Wall and base units, ceiling rose and coving.

Utility Room
7'3" x 6'3"
Tiled flooring, composite rear door and UPVC double glazed window, ceiling light point, radiator, stainless steel sink with drainer, tiled splashback, space and plumbing for appliances, wall and base units.

Landing
A galleried landing with fitted carpet, ceiling light point, storage cupboard, loft access, ceiling rose and coving.













Bedroom One
14'11" x 11'4"
Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, opening into;

Dressing Room
11'4" x 7'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, space for wardrobes, opening into;

En-Suite
6'7" x 6'4"
Laminate flooring, UPVC double glazed window, downlights, extractor fan, part tiled walls, chrome towel radiator, W/C, wash basin with vanity unit, walk-in shower.

Bedroom Two
11'3" x 11'0"
Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, two wall light points.

En-Suite
7'7" x 2'11"
Laminate flooring, UPVC double glazed window, downlights, part tiled walls, chrome towel radiator, W/C, wash basin, shower cubicle.

Bedroom Three
11'8" x 11'3"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Four
10'8" x 9'11"
Karndean flooring, UPVC double glazed window, ceiling light point, radiator.

Bathroom
7'3" x 6'4"
Laminate flooring, UPVC double glazed window, downlights, extractor fan, part tiled walls, chrome towel radiator, W/C, wash basin with vanity unit, bath, storage cupboard.













Outside
To the front and side of the property is a full-width brick-paved driveway with double iron gates, with side access (ideal for a caravan or motorhome), with mature border shrubs. The stunning rear garden features an Indian stone patio, a lawn, mature border shrubs and a storage shed, with gated access to either side of the property.

Double Garage
20'0" x 19'6"
A double garage with integral access from the entrance hall, carpeted floor, loft access, two ceiling light point, two electric up and over garage doors, stainless steel sink with drainer, tiled splashback, Vaillant combi boiler, UPVC double glazed rear door.

Solar Panels
The property features Solar Panels positioned to the front aspect of the roof which are owned outright and will be included within the sale. We are informed by the sellers these produce a regular and welcome income throughout the year to help with overall running costs and efficiency.

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

Freehold 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
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.











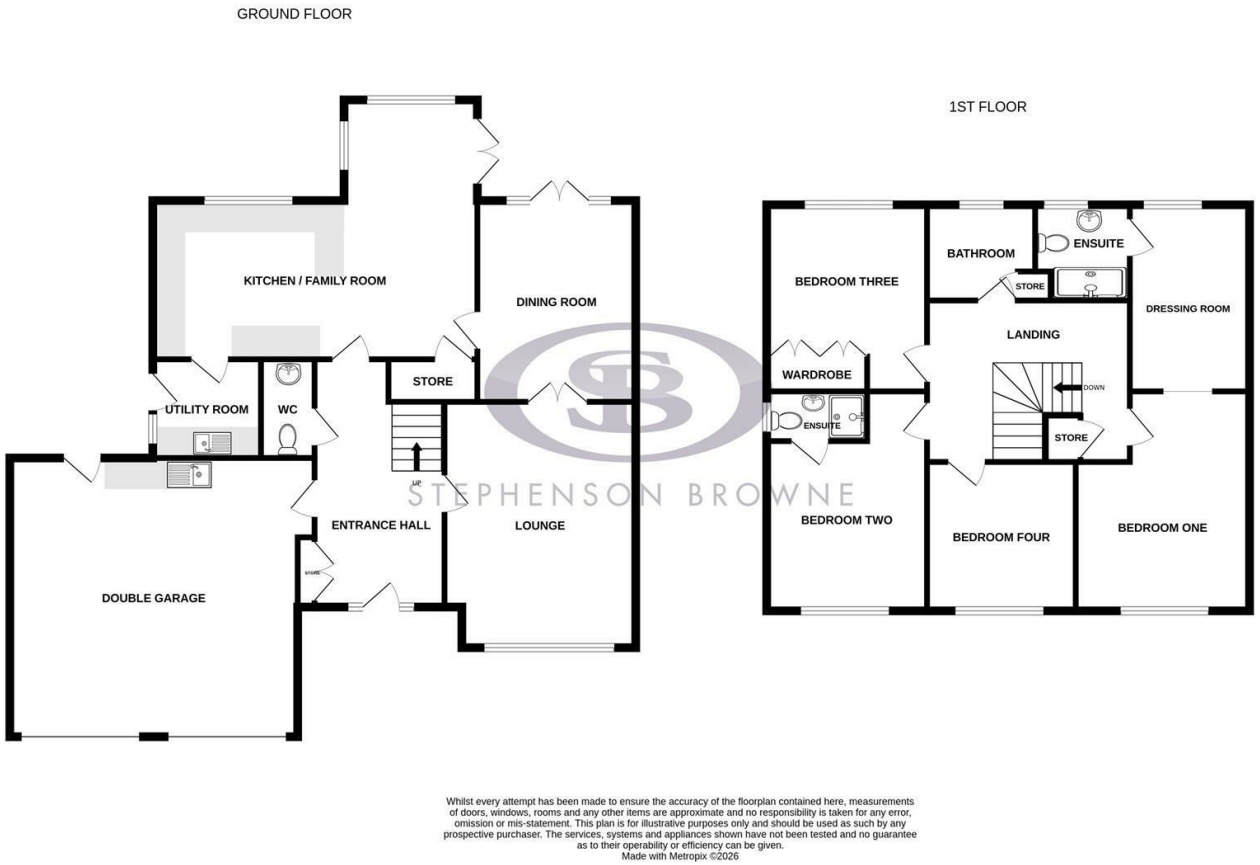


STEPHENSON BROWNE

Viewing

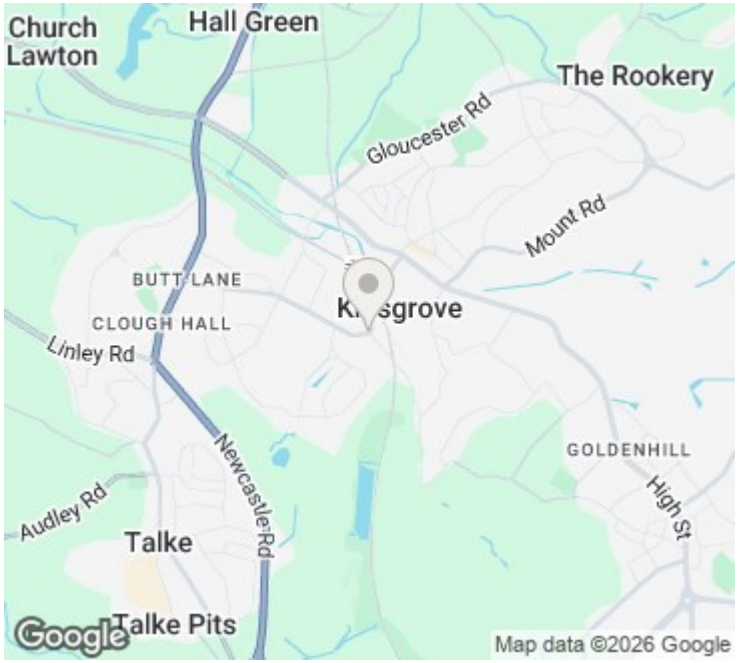
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Floorplans

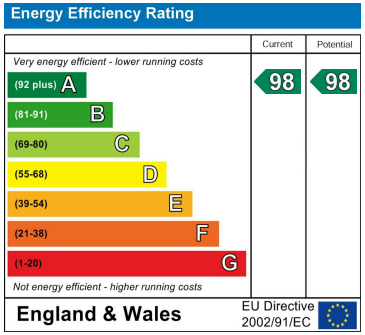


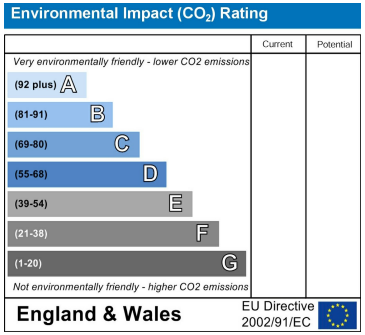
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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





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