



22 Jasmin Way, Packmoor, Stoke-On-Trent, ST7 4UJ

£265,000

- Four-Bedroom Detached Family Home
- Impressive Open-Plan Living/ Dining Kitchen
- Driveway Complemented By Lawned Front Garden
- Far-Reaching Views From The Rear Bedrooms Towards Mow Cop
- Integral Garage
- Generous Enclosed Rear Garden
- Benefitting From An Extension To The Rear
- Principal Bedroom Having En-Suite Shower Room
- Lots Of Potential To Reconfigure & Modernise

22 Jasmin Way, Stoke-On-Trent ST7 4UJ

Offering exciting potential to reconfigure and adapt the existing accommodation, this four-bedroom detached family home provides an excellent opportunity for buyers looking to create a spacious, contemporary home to their own requirements, complemented by a generous rear garden and far-reaching views from the rear bedrooms towards Mow Cop.



Council Tax Band: C



Of particular note is the ground-floor layout. The property has already benefited from an extension to the rear, meaning there is excellent scope to open up the existing kitchen and dining room to create an impressive open-plan living/dining kitchen, without the need for a further extension. This could form a superb family and entertaining space, flowing seamlessly into the existing conservatory and onwards to the generous rear garden, subject to any necessary approvals.

Further potential is offered by the integral garage. Similar properties within the area have converted their garages to provide additional living accommodation, and this space could potentially create a second sitting room, family room, home office or even a ground-floor bedroom, depending upon individual requirements and subject to the relevant consents. Alternatively, it can be retained as a garage, providing useful parking and storage.

The existing accommodation comprises an entrance hall with ground-floor cloakroom, comfortable living room with bow window, separate dining room, fitted kitchen and conservatory overlooking the rear garden.

To the first floor are four bedrooms, with the principal bedroom benefiting from extensive fitted furniture and its own en-suite shower room, together with a separate family bathroom. The rear-facing bedrooms are particularly well positioned to take advantage of the far-reaching outlook, with views extending across towards Mow Cop.

Externally, a driveway provides off-road parking and access to the integral garage, complemented by a lawned front garden. To the rear is a particularly generous enclosed garden, predominantly laid to lawn with a paved patio area, providing an excellent space for families and outdoor entertaining.

A home with considerable potential, where much of the footprint is already in place, allowing the next owners to remodel and modernise the accommodation to create an impressive and versatile family home.

Entrance Hall

Having a UPVC entrance door, laminate flooring, radiator and staircase providing access to the first-floor accommodation.

Cloakroom

2'11" x 5'3"
Fitted with a low-level WC and corner wash hand basin. Laminate flooring, radiator and frosted double-glazed window to the side elevation.

Living Room

11'1" x 14'4"
A well-proportioned reception room having a double-glazed bow window to the front elevation. Gas fire set upon a stone hearth, radiator, wall lights, coving to the ceiling and door providing access to the dining room

Dining Room

9'0" x 11'0"
Having laminate flooring, radiator and coving to the ceiling. Double doors provide access into the conservatory, creating a pleasant flow between the principal ground-floor living spaces.

Conservatory

8'9" x 11'0" maximum
Constructed upon a dwarf brick wall with UPVC double-glazed windows overlooking the rear garden. Having laminate flooring, radiator and ceiling fan/light. Double doors provide direct access onto the side patio.

Kitchen

Fitted with a range of wall, base and drawer units with work surfaces over and tiled splashbacks. Stainless-steel sink and drainer positioned beneath the double-glazed rear window, space for a freestanding cooker, plumbing and space for a washing machine and dishwasher, together with further appliance space. Door providing access to the side/rear. Walk in pantry store.

First Floor Landing

Providing access to the first-floor bedrooms and family bathroom. Loft access and airing cupboard housing the hot-water cylinder.

Principal Bedroom

7'10" x 14'5"
A particularly good-sized principal bedroom with windows to both the front and rear elevations with the rear having Mow Cop Views. Two radiators and an extensive range of fitted bedroom furniture, including wardrobes and overhead storage. Access to the en-suite shower room.

En-Suite Shower Room

4'10" x 5'6"
Fitted with a shower enclosure having electric shower & Perspex walls, vanity wash hand basin with storage beneath and low-level WC. Fully tiled walls, heated towel rail, shaver point and frosted double-glazed window to the front elevation.

Bedroom Two

8'5" x 8'6"
Having a double-glazed bow window to the front elevation, radiator and coving to the ceiling.

Bedroom Three

8'7" x 8'11"
Having a timber-framed double-glazed window overlooking the rear garden with views over Mow Cop. Radiator and coving to the ceiling.

Bedroom Four

5'6" x 8'11"
Having a timber-framed double-glazed window overlooking the rear garden with views over Mow Cop. Radiator.

Family Bathroom

5'4" x 5'10"

Fitted with a three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC. Part-tiled walls, vinyl flooring, radiator and frosted timber-framed double-glazed window to the side elevation.

Integral Garage

Single integral garage with up-and-over door, providing useful parking and storage.

Externally

To the front, the property benefits from a driveway providing off-road parking and access to the integral garage. An adjoining lawned garden provides an attractive frontage, with gated access continuing to the rear.

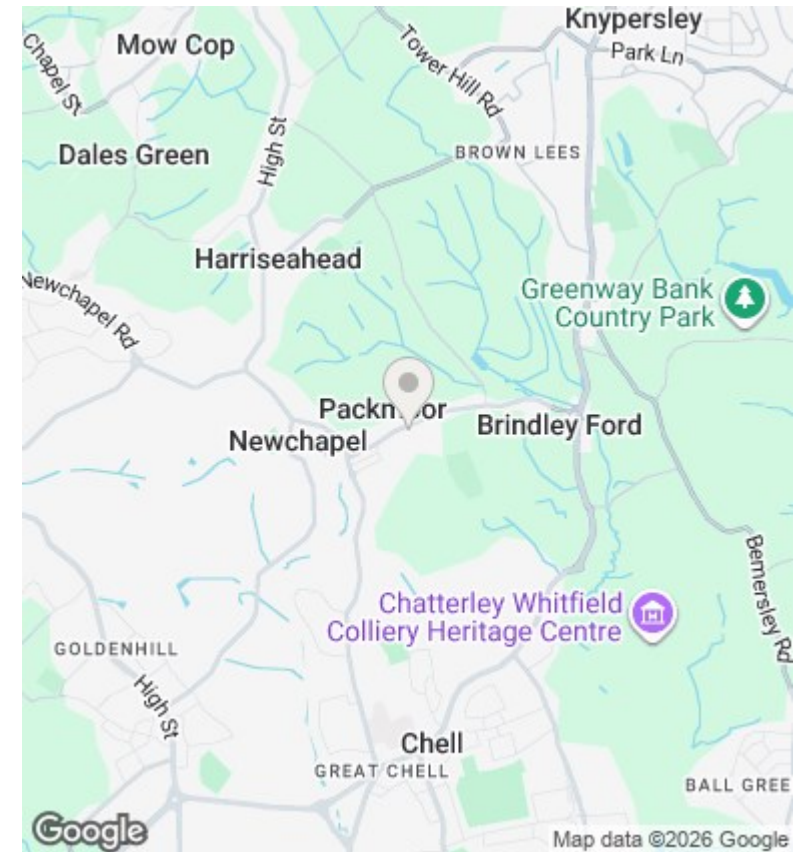
The rear garden is a particularly good size, predominantly laid to lawn and enclosed by timber-panel fencing with mature hedging to the rear providing a good degree of screening. A paved patio provides space for outdoor seating and entertaining, with the garden also benefiting from outside lighting and a water tap.

AML REGULATIONS

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Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC