



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £350,000

DURHAM DRIVE, LIGHTWOOD, STOKE ON TRENT, ST3 4TG



KEY FEATURES

• 4 BEDROOM DETACHED PROPERTY • DOUBLE GARAGE AND DRIVEWAY • SPACIOUS LONGE • FORMAL DINING ROOM • MODERN OPEN-PLAN BREAKFAST KITCHEN • UTILITY AND GUEST CLOAKROOM • EN-SUITE TO MASTER BEDROOM • STYLISH FAMILY BATHROOM

STONE

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DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented Four Bedroom Detached property with Garage in this sought after area, close to local amenities and with easy access to the motorway network via M6.

The property comprises an Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Utility, and Guest Cloakroom on the Ground Floor; on the First Floor is the semi-galleried Landing, Master Bedroom with en-suite, Three further Bedrooms and Bathroom. The property benefits from a double garage, gas central heating and double glazing. The property also benefits from having a fully boarded loft with lighting and pull down ladder.

At the front of the property is a "Tarmacadam" drive with a paved path extending down the side of the property and a wooden gate, to the other side is a paved path to the front entrance and a gravel bed. To the rear of the property is a fully enclosed garden mainly laid to lawn with paved patio area, for alfresco dining and outdoor entertaining, well stocked borders making for a very attractive backdrop to this beautiful property.

Council Tax Band E

You can view the Virtual Tour of this beautiful property on our website, rightmove or the internet by typing the following link into your. subject bar:-

<https://my.360picture.uk/tour/65-durham-drive>

LOCATION

Leave Stone on A34 North, continue to the Traffic Island at Trentham Gardens taking the third exit to the Trentham Road, continue passing Douglas Macmillan on the right and at Queens Park Avenue turn right, continue onto Cocknage Road and turn left onto Durham Drive. Your destination will be on your right. There is no through road to Lightwood from this entrance which gives the benefit of a lack of flowing traffic.

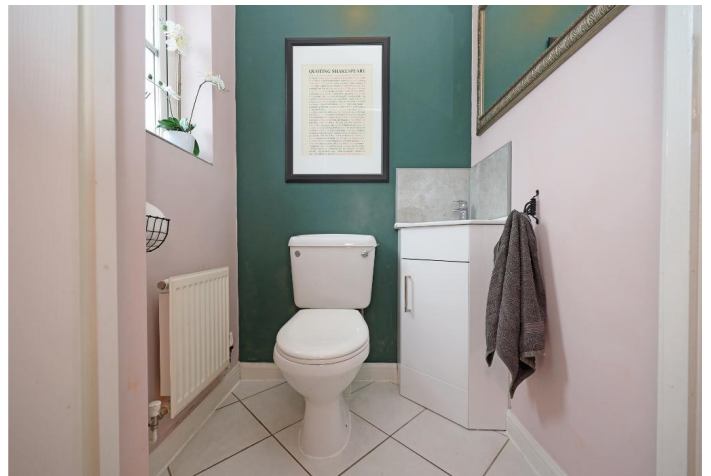
GROUND FLOOR

Entrance Hall - 12' 6" x 5' 2" (3.82m x 1.6m) The property is entered via a green composite glazed door into a welcoming Entrance Hall with neutral decor, a white ceiling with coved cornice and pendant light fitting, a wall mounted central heating radiator and porcelain floor tiles. There are doors opening into the Lounge, Kitchen, under-stair cupboard, Cloakroom and stairs rising to the galleried landing above.

Lounge - 18' 2" x 11' 7" (5.55m x 3.54m) The impressive Lounge has pale grey decor, a white ceiling with twin light fittings and coved cornice, a double glazed window fitted with "Venetian" blinds and having a wall mounted central heating radiator below, a second wall mounted central heating radiator a stone fireplace and hearth inset with a coal effect gas fire, a TV connection, "French" doors opening into the Dining Room and wooden laminate flooring.

Dining Room - 11' 7" x 11' 1" (3.54m x 3.38m) The Formal Dining Room has neutral decor with a white ceiling having a central light fitting and coved cornices, a double glazed window to the rear aspect with a wall mounted central heating radiator below, wooden laminate flooring and a door opening into the Breakfast Kitchen.

Breakfast Kitchen - 16' 1" x 11' 9" (4.91m x 3.59m) The open plan Breakfast Kitchen has pale grey walls with a deep yellow contrast



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wall, a white ceiling with a pendant light fitting at the dining end, a three lamp rack of spotlights and recessed spotlights over the food preparation area, double glazed "French" doors opening onto the patio area, a double glazed window to the rear aspect, a wall mounted central heating radiator and Karndean style waterproof click flooring. There is a selection of grey high gloss full height, wall and base units with adjustable LED lighting under the cupboards with wooden countertops and up-stands inset with a stainless steel sink(recessed spotlights above), drainer and chrome single lever swivel spout mixer tap, a black glass induction hob, with matching double ovens below and integrated double cooker extraction hood above, integrated dishwasher and full height fridge. The countertop overhangs at one end to form a breakfast bar, with 'Lit' display cupboards with frosted glass above. At the far end of the kitchen area is a door opening into the utility room.

Utility - 7' 6" x 6' 5" (2.3m x 1.97m) The useful Utility room is located just off the kitchen through and has pale grey decor, a white ceiling with a three lamp rack of spotlights and an extractor fan, a double glazed window to the side aspect, a wall mounted central heating radiator, an external half glazed door to the rear aspect, a door opening into the garage and wood effect floor tiles. There is a selection of grey full height, wall and base units with wooden countertop and up-stands inset with a stainless steel sink, drainer and chrome swan-neck single lever mixer tap, space for a washing machine, full height integrated freezer, and Karndean style waterproof click flooring.

Cloakroom - 4' 4" x 3' 6" (1.33m x 1.09m) The Cloakroom is conveniently situated in the Entrance Hall and has neutral decor with a dark green contrast wall, a white ceiling with a central light fitting, a double glazed window with obscured glass to the front aspect with a wall mounted central heating radiator below and porcelain floor tiles. The white sanitary ware comprises a corner vanity unit inset with a wash hand basin, single lever mixer tap and tiled splash back and porcelain floor tiles.

FIRST FLOOR

Stairs to Galleried Landing - 11' 10" x 8' 8" (3.62m x 2.65m) The Stairs rise with a quarter turn to the galleried landing with white balustrade, neutral decor, a white ceiling with central pendant light fitting and a loft hatch giving access to the roof space, a double glazed window to the front aspect, a wall mounted central heating radiator and a grey fitted carpet. There are doors opening into the four bedrooms, storage cupboard and family bathroom.

Master Bedroom - 12' 7" x 11' 3" (3.84m x 3.45m) The Master Bedroom has pale grey decor, a white ceiling with recessed spotlights, a double glazed window to the front aspect fitted with "Venetian" blinds and a wall mounted central heating radiator below, TV connection and grey fitted carpet. There is a step up to a dressing area with built-in wardrobes having bi-folding doors, a door leading into the en-suite shower room and laminate flooring.

En-Suite and Dressing Area - 6' 9" x 4' 9" (2.07m x 1.46m) The En-suite Shower Room has grey marble effect tiles to two walls and a contrast deep mustard colour to two walls, a white ceiling with recessed spotlights and extractor fan, a double glazed window with obscured glass to the side aspect and Karndean style waterproof click flooring. The white sanitary ware comprises a mains fed corner shower with both 'raindrop' and standard shower head and a glass shower screen door, a vanity unit inset with a wash hand basin and chrome single lever mixer tap, a low-level close coupled WC with a push button flush and a wall mounted heated towel rail/radiator.

Bedroom 2 - 11' 3" x 11' 0" (3.44m x 3.36m) The Second Bedroom has pastel decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, TV connection, built-in double wardrobe with bi-folding doors and neutral fitted carpet.

Bedroom 3 - 10' 10" x 7' 6" (3.32m x 2.3m) The Third Bedroom currently an office has pale pastel decor, a white ceiling with central pendant light fitting and three recessed spotlights, a double glazed window fitted with "Venetian" blinds to the front aspect with a wall mounted central heating radiator below and wooden laminate flooring.

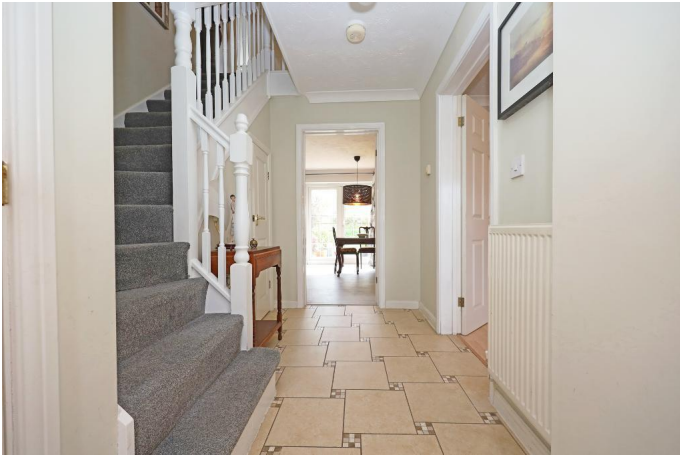
Bedroom 4 - 8' 11" x 7' 6" (2.72m x 2.3m) The Fourth Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and wooden laminate flooring.

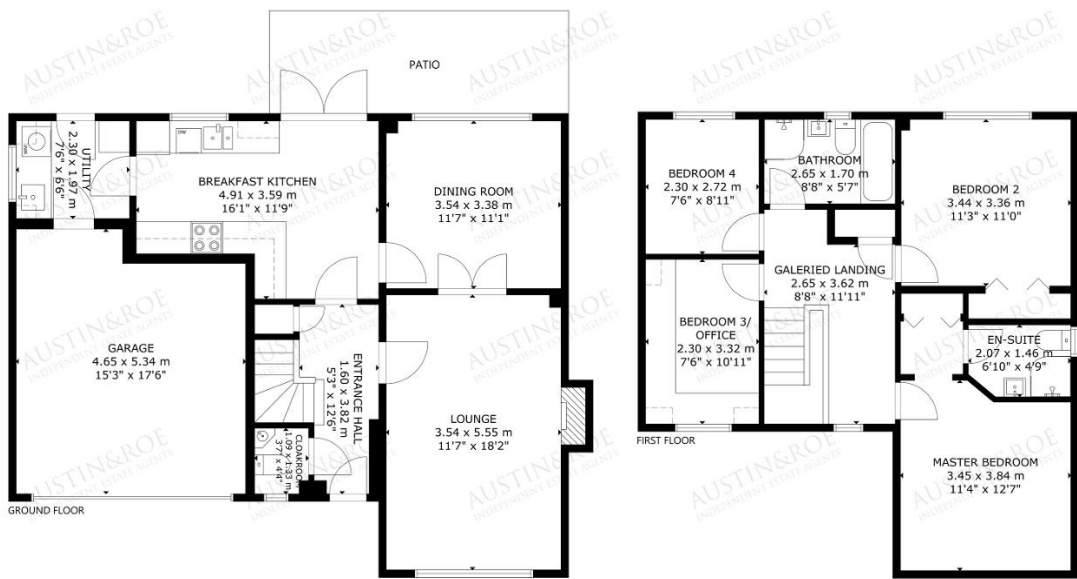
Bathroom - 8' 8" x 5' 6" (2.65m x 1.7m) The Family Bathroom has grey marble effect ceramic tiling behind the sanitary ware and deep turquoise blue contrast walls, a white ceiling with recessed spotlights and extractor fan, a double glazed window with obscured glass to the rear aspect and Karndean style waterproof click flooring. The white bathroom suite comprises a panel bath with chrome dual lever mixer tap, a corner mains fed shower with both 'raindrop' and standard shower heads and glass shower screen doors, a vanity unit inset with a wash hand basin having chrome single lever mixer tap, hidden cistern low-level WC with push button flush and a wall mounted heated towel rail/radiator.

EXTERIOR

Garage - 18' 2" x 15' 3" (5.54m x 4.65m) The double garage benefits from electric doors, power and lighting, a selection of wall and base units, the wall mounted gas central heating boiler is housed here and there is a door opening into the utility room.

Outside Area - At the front of the property is a "Tarmacadam" driveway to the garage, with paved path to a wooden gate giving access to the rear garden, to the otherside of the drive is another paved path to the front entrance, the garden is laid to a grey gravel with edging. To the rear of the property is a paved path extending to a patio area with ample room for garden furniture and close to the food preparation area making it perfect for alfresco dining and outdoor entertaining. The garden is laid to lawn with borders, and a gazebo with a circular paved and gravel area, a peaceful area to enjoy a glass of wine or two!





GROSS INTERNAL AREA
TOTAL: 127 m²/1,366 sq ft
GROUND FLOOR: 64 m²/687 sq ft, FIRST FLOOR: 63 m²/679 sq ft
EXCLUDED AREA: GARAGE: 23 m²/249 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS

