



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £421,950

KINGFISHER CRESCENT, FULFORD, STOKE ON TRENT, STAFFORDSHIRE, ST11 9QE



## KEY FEATURES

• 4 BEDROOM DETACHED HOUSE WITH GARAGE • DRIVEWAY PARKING FOR FOUR CARS • OPEN-PLAN LOUNGE AND DINING ROOM • BREAKFAST KITCHEN • GUEST CLOAKROOM • MASTER BEDROOM WITH EN-SUITE • MODERN FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

## DESCRIPTION

Austin & Roe are delighted to offer For Sale this Four Bedroom Detached House with Garage and driveway in the charming village of Fulford, close to local amenities and walking distance to Fulford primary school.

The property comprises an Entrance Hall, Lounge Area, Dining Area, Breakfast Kitchen and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with en-suite, Three further Bedrooms and Family Bathroom. The property benefits from an integral garage, gas central heating and double glazing.

At the front of the property is a Tarmacadam Driveway extending across the entire front of the property, to the rear is a fully enclosed garden with huge pave patio area extending down both sides of the house for alfresco dining and outdoor entertaining, steps down to a garden laid to lawn and surrounded by well maintained wooden fencing.

Council Tax Band E  
Mains Gas & Electric  
Mains Water  
Mains Sewerage & Drains  
Broadband FTTC  
Mobile coverage

You can view the Virtual Tour of this beautiful property on our website, rightmove, On The Market or the internet by typing the following link into your browser.

<https://my.360picture.uk/tour/48-kingfisher-crescent>

## LOCATION

The property is in a semi rural are in a charming village location, with local amenities, public house, church. etc. and is just a twenty minutes drive to the M6 junction 15.

## GROUND FLOOR

**Entrance Hall - 17' 0" x 5' 9" (5.2m x 1.76m)** The property is entered through a white uPVC glazed door into a welcoming Entrance Hallway. The decor is pale grey with a white ceiling having coved cornice and recessed spotlights, a wall mounted central heating radiator and laminate flooring. There is an under-stair storage cupboard and doors opening into the guest cloakroom, lounge and kitchen areas.

**Lounge Area - 15' 4" x 11' 4" (4.7m x 3.46m)** The spacious Lounge area has pale grey decor with a darker grey contrast wall, a white ceiling with coved cornices and a central light fitting, a double glazed bow window to the front aspect with a wall mounted central heating radiator below, a modern wood burning stove with glass hearth, TV connection point and wooden laminate flooring. The lounge is open plan to the dining area.

**Dining Area - 9' 8" x 9' 0" (2.96m x 2.76m)** The Dining Area has pale grey walls with a darker grey feature wall, a white ceiling with coved cornice and central light fitting, a wall mounted central heating radiator, double glazed "French" doors opening onto the paved patio area and wooden laminate flooring flowing through from the lounge.

**Breakfast Kitchen - 16' 4" x 8' 6" (4.98m x 2.61m)** The fully-fitted Kitchen has grey decor with full height neutral tiling in the food preparation area, a white ceiling with coved cornice and twin four



lamp spot light units, a double glazed window and "French" doors to the rear aspect, a wall mounted central heating radiator and porcelain neutral floor tiles. There is a selection of wooden wall and base units with grey granite effect countertops inset with a stainless steel sink, drainer and chrome swan-neck dual lever mixer taps, a black glass four burner hob with oven below and an extractor cooker hood above, integrated dishwasher and washing machine and space for a large fridge-freezer. There is ample room for a kitchen table and chairs.

**Guest Cloakroom - 5' 4" x 2' 5" (1.63m x 0.74m)** The Guest Cloakroom is conveniently sited in the entrance hallway and has neutral ceramic half tiling with a floral wall covering above, a white ceiling with coved cornice, a double glazed window with obscured glass to the front aspect and neutral porcelain floor tiles. The white sanitary ware comprises a vanity unit inset with a wash hand basin having a chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

## FIRST FLOOR

**Stairs & Landing - 10' 10" x 9' 6" (3.31m x 2.91m)** The Stairs rise to the Landing above with grey decor and a contrast wall covering, white balustrade, a white ceiling with coved cornice, recessed spotlights and a loft hatch giving access to the roof space and neutral fitted carpet. There are doors opening into the four bedrooms, storage cupboard and family bathroom.

**Master Bedroom - 17' 10" x 8' 5" (5.46m x 2.57m)** The Master Bedroom has pale grey walls with a pale grey contrast wall and wall lights, a white ceiling with coved cornice, dual aspect double glazed windows, a wall mounted central heating radiator, TV connection point and wood effect flooring. There is a door opening in the en-suite shower room.

**Ensuite - 8' 5" x 7' 3" (2.58m x 2.22m)** The En-Suite Shower Room has neutral decor with half height tiling behind the sanitary ware and full height tiling in the showering area, a white ceiling with coved cornices and recessed spotlights, a double glazed window with obscured glass to the rear aspect, a wall mounted chrome heated towel rail/radiator and wood effect flooring. The white sanitary ware comprises a glass corner shower cubicle with mains fed shower with extractor above, a pedestal wash hand basin with a swan-neck dual lever mixer tap and a low-level close coupled WC with push buttons flush.

**Bedroom 2 - 13' 3" x 11' 3" (4.04m x 3.44m)** The Second Bedroom has pale grey decor with a matching feature wall, a white ceiling with coved cornice and recessed spot lights, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted wardrobes and neutral fitted carpet.

**Bedroom 3 - 11' 3" x 10' 9" (3.44m x 3.28m)** The Third Bedroom has a contemporary children's wall covering with wall lights, a white ceiling with coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted wardrobes, a TV connection point and a grey fitted carpet.

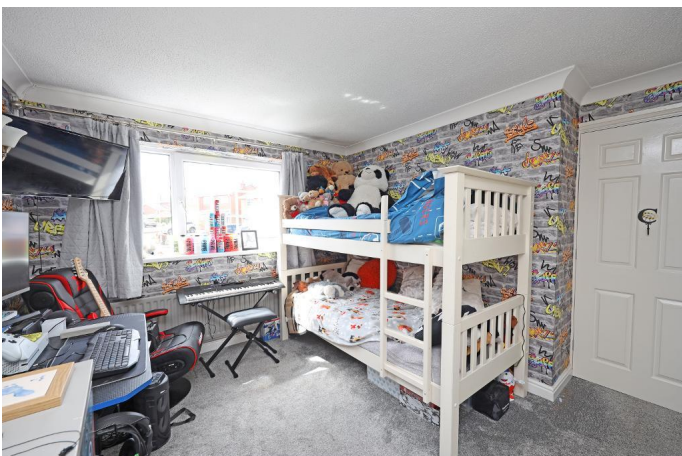
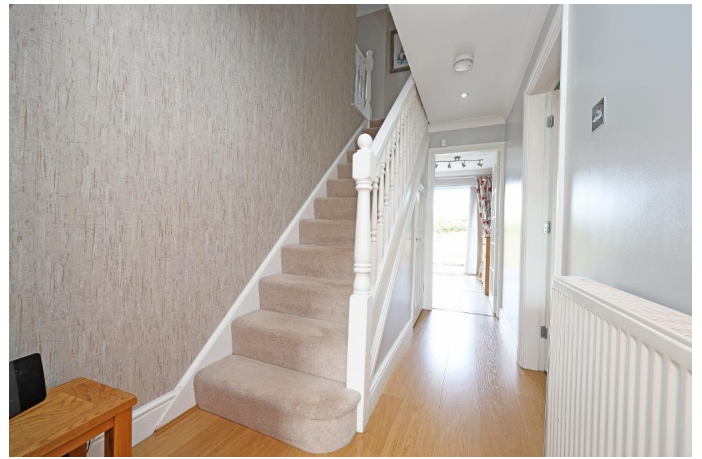
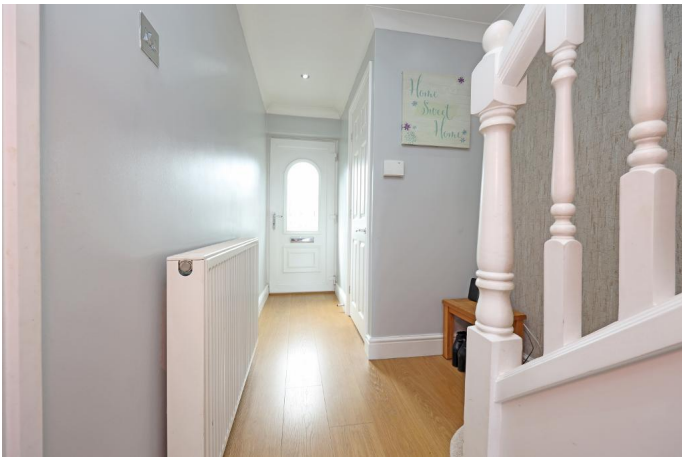
**Bedroom 4 - 7' 6" x 7' 4" (2.3m x 2.26m)** The Fourth Bedroom has a pale grey decor with a contemporary wall covering to one wall, a white ceiling with coved cornices and recessed spotlights, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted bedroom furniture and wood effect flooring.

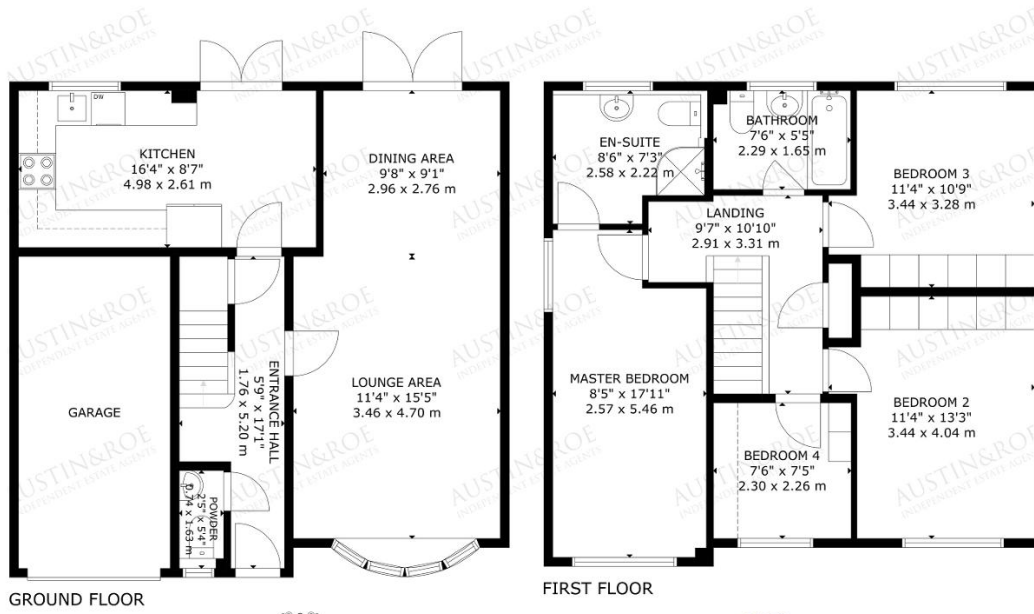
**Bathroom - 7' 6" x 5' 4" (2.29m x 1.65m)** The Family Bathroom benefits from two tone full height ceramic tiling, a white ceiling with coved cornices and recessed spotlights, a double glazed obscured glass window to the rear aspect, a wall mounted central heating radiator and wood effect flooring. The white bathroom suite comprises a bath with brass fittings, a pedestal wash hand basin with brass fittings and a low-level WC with lever flush.

## EXTERIOR

**Garage & Outside Areas -** At the front of the property is a wide "Tarmacadam" drive allowing parking for several vehicles and which extends to the integral garage which benefits from white up-and-over doors, power and lighting. There is a brick wall to the front with wooden double gates, the wall continues down one side of the property, at the other side is a variegated evergreen shrubbery hedge, there are wooden gates to each side giving access to the sides and rear of the property.

At the rear is a fully enclosed garden with a large paved patio which extends down each side of the house, plenty of room for alfresco dining and outdoor entertainment and having discrete illumination for those evening bbqs. There are steps down to a garden laid to lawn and which is entirely surrounded by wooden fencing.





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GROSS INTERNAL AREA  
TOTAL: 110 m<sup>2</sup> / 1181 sq ft  
GROUND FLOOR: 49 m<sup>2</sup> / 523 sq ft, FIRST FLOOR: 61 m<sup>2</sup> / 658 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360  
PICTURE UK

ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		