



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 4 BEDROOM DETACHED FOR SALE - OFFERS OVER £420,000

EAST BANK RIDE, FORSBROOK, STOKE ON TRENT, STAFFORDSHIRE, ST11 9DS



### KEY FEATURES

- 4 BEDROOM PREMIUM NEW BUILD HOME • OPEN PLAN KITCHEN & DINING ROOM • 3 BATHROOMS • LARGE FULLY ENCLOSED REAR GARDEN • HEAT PUMP & UNDER FLOOR HEATING • ACOUSTIC DOUBLE GLAZING • VILLAGE LOCATION CLOSE TO AMENITIES

## DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Premium Four Bedroom Detached Property with driveway offering parking for three cars and within walking distance of local amenities, the Village of Forsbrook, reputable schools including Forsbrook Primary and the Staffordshire Moorlands.

The Property Comprises Entrance Hall, Living Room, Open Plan Kitchen and Dining Area, Utility (Housing the Heat Pump) and Guest Cloakroom on the Ground Floor; on the First Floor there are two Bedrooms with En-Suite Shower Rooms, two further Bedrooms and the Family Bathroom.

The Property benefits from double glazing, under floor heating and a heat pump.

There are two sets of large French doors in the Kitchen and Living Room opening to the rear garden and large double glazed acoustic windows throughout to maximize the natural light entering the property.

The Garden benefits from perimeter acoustic fencing to maximize privacy and 20mm premium porcelain floor tiles, which are mirrored on the external pathways.

The Kitchen is fitted with Quartz counter tops, all internal doors are oak veneer to tie in with the luxury oak handrail to the staircase. The Developer has taken great care and consideration to provide luxurious home living.

There is scope to build a garage or extend if desired.

The Property is Developer is keen to provide a personal approach and is fully contactable directly during the building process.

For further details visit our office.

## LOCATION

From The Butchers Arms Public House on the A521 Cheadle Road towards Cheadle, take Dilhorne Road to the Left, Left again on to Brookgate, and finally Left again on to East Bank Ride.

## GROUND FLOOR

**Dimensions** - Entrance Hall & WC - 3265mm x 4513mm  
Kitchen / Dining - 4750mm x 7150mm  
Utility - 2300mm x 2037mm  
Living Room - 5150mm x 3250mm

## FIRST FLOOR

**Dimensions** - Bedroom 1 - 4750mm x 2840mm  
En-Suite - 1400mm x 2840mm  
Bedroom 2 - 3250mm x 4050mm  
En-Suite - 3250mm x 1600mm  
Bedroom 3 - 3785mm x 2710mm  
Bedroom 4 - 3265mm x 2100mm  
Family Bathroom - 2300mm x 2037mm

