



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £700,000

LIGHTWOOD ROAD, LIGHTWOOD, STOKE ON TRENT, STAFFORDSHIRE, ST3 7HA



KEY FEATURES

- 5 BEDROOM CHARACTER PROPERTY • TWO GARAGES AND DRIVEWAY • LANDSCAPED GARDENS ON ALL SIDES • OPEN PLAN LIVING AREAS • MODERN FITTED KITCHEN AND UTILITY ROOM • MASTER & GUEST BEDROOMS WITH ENSUITES • MODERN STYLISH BATHROOM • CENTRAL HEATING & WOOD BURNING STOVES

DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented Five Bedroom Detached House with two garages sited in the middle of landscaped gardens with stunning views of open countryside and a long gated driveway.

The property has many original features and comprises a Storm Porch, Entrance Hall, Guest Cloakroom, Lounge, Dining Area, Kitchen Area, Family Room, Utility Room and side Entrance on the Ground Floor; on the First Floor is a galleried Landing, Upper Hall, Master Bedroom with En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, Three Further Bedrooms and Family Shower Room. The property benefits from central heating and double glazing,

The property nestles in the hillside surrounded by mature landscaped gardens, several areas for alfresco dining and outdoor entertaining and with a sweeping driveway to a secure wooden gate.

Council Tax Band G

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/883-lightwood-road>

LOCATION

Leaving Stone on the A520 Longton Road, continue to the traffic island and take the first exit onto the Lightwood Road, continue and you will find the property on your right.

GROUND FLOOR

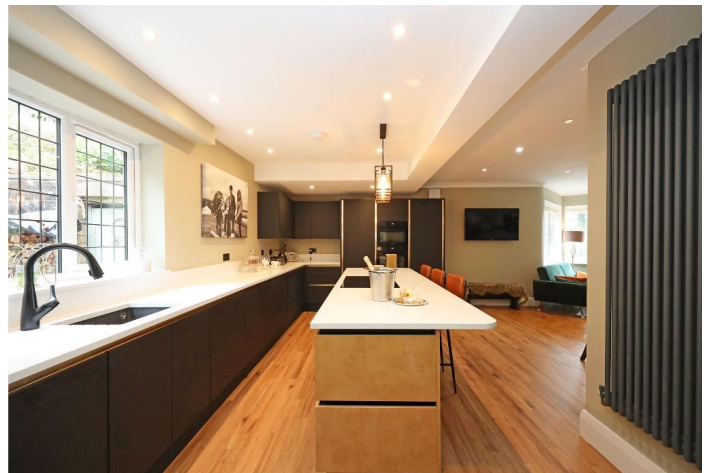
Storm Porch - 6' 5" x 6' 0" (1.98m x 1.84m) The property is entered via an open Storm Porch with pitched roof. The interior is painted white with dual aspect windows and quarry tiled floor.

Entrance Hall - 9' 2" x 6' 11" (2.8m x 2.12m) The property is entered through a black hardwood door into a welcoming Entrance Hall having green decor, a white ceiling with coved cornices and a central light fitting, a double glazed window with double glazed leaded window with wall mounted central heating radiator below, a wall mounted oak baton with clothes hooks and grey porcelain floor tiles. There is a door opening into the lounge area and guest cloakroom.

Lounge - 25' 0" x 18' 2" (7.64m x 5.54m) The impressive Lounge has white decor with a dark blue contrast wall, a white ceiling with recessed spotlights, dual aspect double glazed leaded windows, three wall mounted central heating radiators, a feature exposed brick chimney breast with fireplace inset with a wood burning stove, TV connection and parquet flooring. The stairs rise from the lounge to the floor above with dark wood balustrade and there is a door into the open-plan living areas.

Dining Room Area - 22' 8" x 17' 2" (6.91m x 5.25m) The Dining area forms part of the open-plan living area, has "Earthy Beige" decor, a white ceiling with coved cornices and recessed spotlights, triple aspect double glazed leaded windows, a wall mounted graphite vertical central heating radiator, a stone hearth with wood burning stove and parquet flooring. The dining area is open to the fitted kitchen.

Kitchen Area - 19' 11" x 7' 11" (6.08m x 2.42m) The stylish modern fitted Kitchen has "Earthy Beige" decor, a white ceiling with recessed spotlights with engineer style lighting over the island unit, a double glazed leaded window to the rear aspect, a vertical graphite wall mounted



STONE

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central heating radiator, an under-stair storage cupboard and wood effect "Karndean" flooring. There is a selection of dark grey full height, wall and base units with white "Quartz" countertop and up-stands, a grooved drainer inset with a grey composite sink and matching swan-neck single lever mixer tap, a black glass induction hob inset into the island unit, an integrated dish washer, built-in double oven and integrated fridge-freezer. The granite top on the island unit extends to form a breakfast bar. The kitchen is open to the family room.

Family Room Area - 16' 1" x 13' 2" (4.93m x 4.03m) Continuing from the kitchen area into the Family Room with a vibrant teal coloured decor, a white ceiling with recessed spotlights, a double glazed window and door with leaded glass opening onto the rear paved area, the chimney breast fitted with the cooking stove with exposed wooden beam above, a wall mounted central heating radiator, a multi-coloured glass window from the under-stair storage cupboard and wooden laminate flooring. There is a door opening into the rear entrance porch which leads to the utility room.

Side Entrance Hall - 8' 2" x 5' 4" (2.49m x 1.65m) The Side Entrance Hall has "Earthy Beige" decor, a white ceiling with a recessed spotlight, a wall mounted central heating radiator and wood effect "Karndean" flooring. there is a white rear glazed external door and an open archway into the utility room.

Utility - 8' 1" x 7' 4" (2.48m x 2.24m) The Utility Room continues from the rear entrance hall with "Earthy Beige" decor, a white ceiling with a pendant light fitting, dual double glazed leaded windows to the rear aspect, and wood effect "Karndean" flooring. There is a selection of white base units with a wood effect countertop, space and plumbing for a washing machine and tumble dryer, a ceiling mounted "Shiela Maid" with pulleys and the wall mounted consumer unit cupboard.

Guest Cloakroom - 6' 9" x 5' 2" (2.07m x 1.58m) The Guest Cloakroom has pale pastel decor with a vibrant contemporary contrast wall, a white ceiling with a central light fitting, a double glazed window with obscured glass to the side aspect, a wall mounted central heating radiator and grey wood wood effect "Karndean" flooring. The white sanitary ware comprises a high level WC with pull flush and a pedestal wash hand basin with chrome taps.

FIRST FLOOR

Landing - 14' 4" x 8' 9" (4.37m x 2.68m) The Stairs rise from the lounge with a quarter turn to the galleried Landing above, having oak balustrade, "Earthy Beige" decor and white ceiling with central light fitting and loft hatch giving access to the roof space above, a double glazed leaded window to the rear aspect, a wall mounted central heating radiator on the stairs and a second central heating radiator on the landing, and neutral carpet. There are doors opening into two of the bedrooms and family bathroom.

Upper Hall - 15' 10" x 3' 1" (4.84m x 0.95m) The Upper Hall is a continuation of the landing and has "Earthy Beige" decor, a semi vaulted ceiling with recessed spotlights, a double glazed leaded window, wall mounted central heating radiator and neutral fitted carpet. There are doors opening into three bedrooms and a Storage Cupboard 1.92m x 1.29m (6'-3" x 4'-3").

Master Bedroom - 16' 9" x 12' 3" (5.12m x 3.74m) The Master Bedroom has "Earthy Beige" decor, a white ceiling with recessed spotlights and a feature pendant light fitting, a double glazed leaded window to the front aspect and double glazed leaded "French" doors opening onto a raised patio area with space for a hot tub, dining and seating area and neutral fitted carpet. There is a door opening into the en-suite bathroom.

En-Suite Bathroom to Master Bedroom - 8' 10" x 7' 7" (2.71m x 2.33m) The En-Suite Bathroom has matching "Earthy Beige" decor with extractor fan, a white semi-vaulted ceiling with recessed spotlights, a double glazed leaded window fitted with "Venetian" blinds and a neutral fitted carpet. The white bathrooms suite comprises an oval stand alone bath with chrome single lever pillar tap with hair wash facility, an electric shower lined with water proof boarding and having glass shower screen and door, a wall mounted vanity unit inset with a wash hand basin with single lever mixer tap, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

Guest Bedroom (2) - 17' 4" x 13' 0" (5.3m x 3.98m) The Guest Bedroom has neutral decor with wall lights, a white ceiling with a central light fitting, triple aspect double glazed leaded windows, two wall mounted central heating radiators, TV connection point and neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite Shower Room to Guest Bedroom - 8' 3" x 6' 7" (2.52m x 2.01m) The En-Suite Shower Room to the Guest Bedroom has white decor, a white ceiling with a three lamp spotlight fitting, a double glazed leaded window with obscured glass to the rear aspect and neutral fitted carpet. The white sanitary ware comprises; an electric shower with waterproof boarding, both "raindrop" and standard shower heads and glass shower screen and door, a grey vanity unit with matching tiled splash back inset with a wash hand basin having a chrome single lever mixer tap. a low-level closed coupled WC with push button flush and a chrome wall mounted heated towel rail/radiator.

Bedroom 3 - 14' 4" x 12' 4" (4.37m x 3.78m) The Third bedroom has grey decor with a contemporary brick patterned paper, a white ceiling with central pendant light fitting, a double glazed leaded window to the front aspect with a wall mounted central heating radiator below, TV connection point and a neutral fitted carpet. The Third bedroom offers stunning views over the surrounding countryside and the sunsets are particularly beautiful.

Bedroom 4 - 15' 10" x 12' 7" (4.84m x 3.86m) The Fourth Bedroom has "Earthy Beige" decor, a white semi-vaulted ceiling with recessed spotlights, dual aspect double glazed leaded window, a wall mounted central heating radiator and neutral fitted carpet

Bedroom 5 - 13' 1" x 10' 6" (3.99m x 3.21m) The Fifth Bedroom has grey decor with two contrast turquoise walls, a white ceiling with coved cornices and a pendant light fitting, a double glazed leaded window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

Family Bathroom - 8' 3" x 6' 7" (2.52m x 2.02m) The Family Bathroom benefits from full height neutral granite effect ceramic tiles, a white ceiling with recessed spotlights, a wall mounted traditional radiator with attached chrome towel rail and matching porcelain floor tiles. The white bathroom suite comprises a panel bath with chrome corner dual lever mixer tap with hair washing facility, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push buttons flush.

EXTERIOR

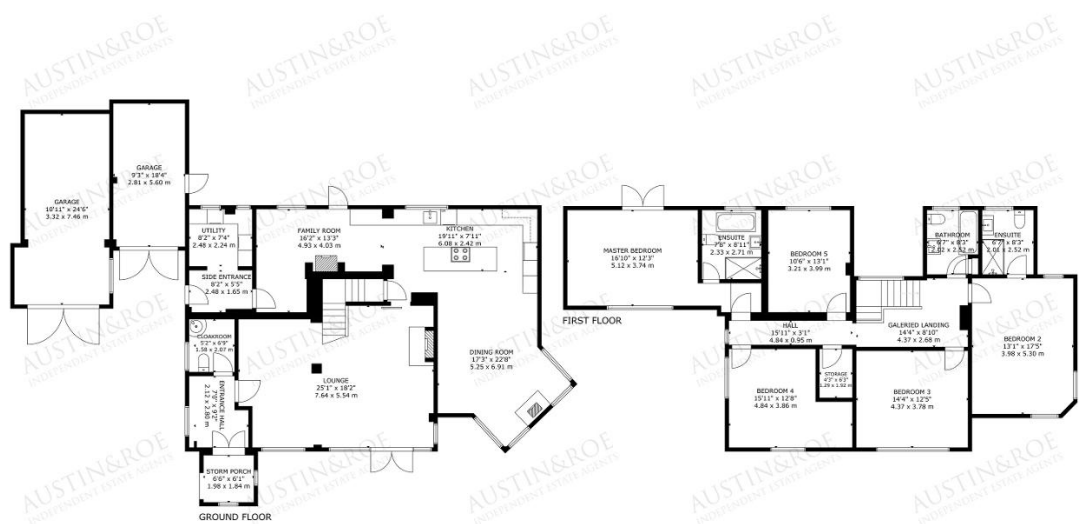
Garage - 24' 5" x 10' 10" (7.46m x 3.32m) The larger of the two garages is on the left has doors opening outward and benefits from power and light, currently is used for storage and a workshop.

Garage - 18' 4" x 9' 2" (5.6m x 2.81m) The Second garage is slightly smaller, the doors open outward and benefits from lighting and power, there is an exterior door opening onto the rear paved patio area. There is a consumer unit, and the current owners use this garage as a gym and for storage.

Outside Areas - This beautiful property nestles on the side of the hillside with lovely landscaped garden on several levels and with outstanding views of open countryside.

There is a gated driveway which extend to the front of the house where there is an impressive courtyard and paved area allowing parking for numerous vehicles, to each side of the driveway are a selection of shrubs, in one corner of the courtyard is a shed and log store. To the other side of the front entrance is a garden laid to lawn with a raised fish pond, mature shrubs and plants. From the courtyard at the side of the garages are some steps winding round the side of the property and up to the area for alfresco dining and outdoor entertainment, hot tub and seating, from this area the step continue past the green house, with grassy banks to each side and up to a wooden decked area with an "Arctic Cabin" with cooking facilities and seating, there is a play area and the boundary has wooden fencing and backdrop of trees. On the other side of the garden is a block paved area with steps down to a further paved area and the ground floor of the house.





GROSS INTERNAL AREA
TOTAL: 255 m²/2,747 sq ft
GROUND FLOOR: 126 m²/1,357 sq ft FIRST FLOOR: 131 m²/1,410 sq ft
EXCLUDED AREAS: GARAGE: 42 m²/454 sq ft STORM PORCH: 4 m²/39 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

