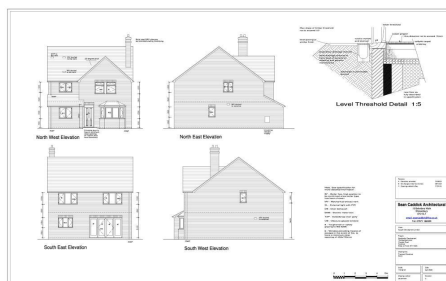




AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £320,000

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



KEY FEATURES

- 3 BEDROOM PREMIUM NEW BUILD HOME • SPACIOUS KITCHEN & FORMAL DINING ROOM • MASTER BEDROOM WITH EN-SUITE • 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 Three 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, Dining Room, Guest Cloakroom and Kitchen on the Ground Floor; on the First Floor is the Master Bedroom with En-Suite Shower Room, two further Bedrooms and the Family Bathroom.

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

There are large French doors in the Kitchen 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 a patio area for Alfresco dining and Entertaining.

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 - 4400mm x 900mm
Study - 2440mm x 3800mm
Living Room - 3150mm x 3350mm
Kitchen & Dining - 6940mm x 3902mm
Guest Cloakroom - 1200mm x 2690mm

FIRST FLOOR

Dimensions - Master Bedroom - 4150mm x 3350mm
En-Suite Shower Room - 2440mm x 1400mm
Bedroom 2 - 2850mm x 3420mm
Bedroom 3 - 2850mm x 3420mm
Family Bathroom - 2100mm x 2690mm

