



STEPHENSON BROWNE

## Spring Close, Rode Heath, Stoke-On-Trent

ST7 3TQ



£295,000

## DESCRIPTION

A STUNNING link-detached home with THREE DOUBLE BEDROOMS and benefitting from COUNTRYSIDE VIEWS TO THE REAR, situated in a quiet cul-de-sac within Rode Heath.

A fantastic opportunity to purchase a beautifully presented family home which has been fully renovated within recent years and is a real credit to our current owners, offering well-proportioned accommodation throughout!

An entrance hallway leads to the bathroom, separate W/C, third bedroom (with countryside views to the rear) and the lounge/diner, with sliding doors leading into the gorgeous kitchen (featuring a host of integrated Samsung appliances, including a wine cooler, double oven with warming drawer and a dishwasher!). The ground floor is completed via a very useful utility room, with integral access into the garage. Upstairs are two further double bedrooms, with the principal bedroom benefitting from stunning countryside views to the rear.

Off-road parking is provided via a paved driveway and the single garage, whilst the beautiful rear garden is mostly laid to lawn with two patio seating areas, timber beds with shrubs and flowers, a large storage shed and open aspect views onto fields/countryside to the rear!

Situated in a cul-de-sac position within the highly desirable village of Rode Heath, the property is perfectly placed for a number of nearby canal-side walks, a wealth of local amenities, several pubs and schools, with Rode Heath Primary School being only a short distance away! A number of commuting links are also nearby including the M6, A500 and A34.



A truly gorgeous family home in a fantastic position, benefitting from exceptional countryside views to the rear! Please contact Stephenson Browne to arrange your viewing.



# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator, under stairs storage cupboard.

## W/C

5'8" x 2'7"

Laminate flooring, UPVC double glazed window, downlight, chrome towel radiator, W/C, wash basin with vanity unit, tiled splashback.

## Bathroom

5'5" x 4'10"

Vinyl tile effect flooring, UPVC double glazed window, downlights, extractor fan, part tiled walls, chrome towel radiator, wash basin with vanity unit, bath with overhead shower.

## Lounge/Diner

18'6" x 10'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, feature fireplace with electric log burner style stove, sliding doors into;

## Kitchen

10'10" x 10'10"

Karndean flooring, UPVC double glazed window with countryside views, downlights, tall radiator, one and a half bowl inset sink, Quartz work surfaces, boiling water tap, wall and base units, integrated Samsung appliances including; dishwasher, double oven (with warming drawer), microwave, induction hob, cooker hood, wine cooler, space for an American-style fridge/freezer.

## Utility Room

7'9" x 4'6"

Minimum measurements - Tiled flooring, UPVC double glazed window and rear door, downlights, cupboard with space and plumbing for appliances, electric heater, integral garage access.

## Bedroom Three

10'10" x 8'9"

Laminate flooring, UPVC double glazed window with countryside views, ceiling light point, radiator, panelled wall.



### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point, two storage cupboards.

### **Bedroom One**

12'0" x 10'9"

Maximum measurements - Fitted carpet, UPVC double glazed window with countryside views, ceiling light point, radiator, eaves storage, loft access.

### **Bedroom Two**

12'1" x 10'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes, eaves storage.

### **Outside**

To the front of the property is a paved driveway and lawned garden with border hedges, whilst the gorgeous rear garden features a lawn and two patio areas, timber beds with flowers and shrubs, a large storage shed, and an open aspect directly onto fields behind.

### **Garage**

17'7" x 9'0"

Up and Over garage door, two ceiling strip lights, integral access into the Utility Room to the rear.

### **Council Tax Band**

The council tax band for this property is C.

### **Freehold Tenure**

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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### **Alsager AML Disclosure**

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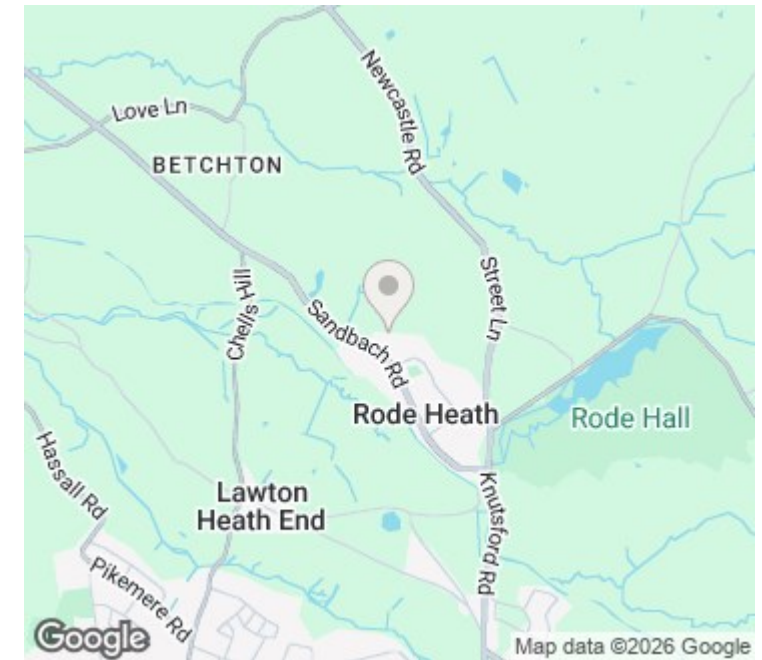


# Floorplans

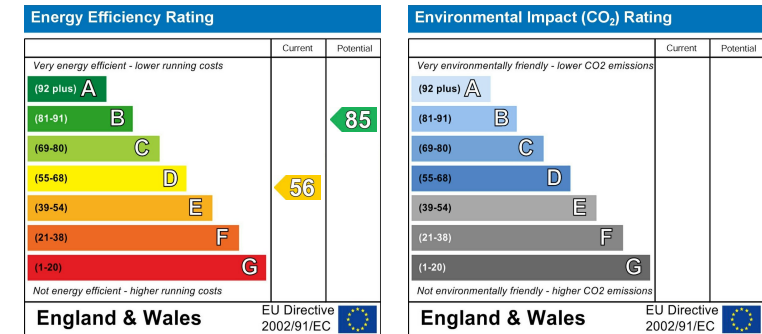


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating



# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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