



## 8 Derby Road

ST7 1SG

Guide Price £284,000



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STEPHENSON BROWNE

Welcome to this impressive THREE BEDROOM DETACHED TRUE BUNGALOW located on Derby Road, Talke. This remarkable home boasts a number of fantastic features worthy of note, including Bose sound systems throughout, thermostats controlling each room individually and spectacular views to the lounge, kitchen and garden.

Another noteworthy aspect of this home is the solar panels, owned by the property and having the potential to earn you money back, and aiding to make the property an 'A' rated energy efficient home! An invaluable attribute in a climate where cost of living is on everyone's mind.

Internally, the property enjoys a generous floorplan, with a fully fitted kitchen comprising of a range of wall and base units, having under counter lighting and integral appliances including: sink with drainer and waste disposal unit, oven, induction hob with extractor over as well as space/plumbing for washing machine, dishwasher and large fridge freezer! The lounge is exceptionally spacious, with oak flooring and French doors to the garden and windows stretching the whole rear elevation allowing views over Mow Cop, Congleton and even as far as Manchester! In addition, you will find a stunning family bathroom with Jacuzzi bath, two double bedrooms, with the principal possessing it's own en-suite, and a third potential bedroom that is currently set up as a superb dressing room - with modern fitted shower and inbuilt wardrobes. Depending on your lifestyle, the room would suit a variety of uses, including another double bedroom if desired.

Externally, the rear is nice and private, with easy to maintain paving and artificial lawn. There is also a handy workshop/office space with power and lighting. To the front is a driveway to suit approximately two cars, along with the garage that can be accessed internally, and a lawn with soil borders home to a range of decorative shrubs, plants and flowers!

#### Kitchen Diner

25'10" x 8'3" (max measurements) (7.880 x 2.538 (max measurements))

Comprising of a range of shaker style wall and base units with granite working surfaces over, under counter lighting, tiled splashbacks and integral appliances including: sink with drainer and waste disposal unit, oven, induction hob with extractor over as well as space/plumbing for washing machine, dishwasher and large fridge freezer! Also with tiled flooring, UPVC double glazed windows to rear and side elevations, spotlighting, ceiling speakers for the Bose sound system, ample sockets, thermostat, radiator, internal door to the garage and door to:

#### Hallway

With wood laminate flooring, ample sockets, spotlighting, wall mounted handline, door to storage cupboard and doors to all rooms, such as:

#### Lounge

21'0" x 13'10" (6.407 x 4.238)

With uPVC double glazed windows to rear elevation, French doors opening to the garden, Oak flooring throughout, spotlighting, surround sound 'Bose' sound system, ample sockets, coving to the ceiling and two radiators.

#### Bathroom

7'4" x 5'9" (2.247 x 1.766)

With a push flush WC and hand basin, bidet and Jacuzzi bath. Enjoying a skylight above, spotlighting, coving to the ceiling, ceiling speakers for the Bose sound system, ceiling extractor, tiled walls and flooring and heated towel rail.





#### **Bedroom One**

14'5" x 10'5" (4.402 x 3.179)

An exemplary principal bedroom boasting a UPVC double glazed walk-in bay window, tiled flooring, two radiators, ceiling light fitting, two wall light fittings, coving to the ceiling, thermostat, dado rail and door to:

#### **En-suite**

Having a low level push flush WC, wall mounted hand basin and shower with tiled surround and glass bi-folding door. With tiled flooring matching the bedroom, spotlighting, ceiling extractor, vertical wall radiator and door to handy storage cupboard.

#### **Bedroom Two**

13'0" x 10'0" (3.965 x 3.052)

Another great sized double with tiled flooring, UPVC double glazed window to front elevation, coving to the ceiling, two wall light fittings, ample sockets and two radiators.

#### **Dressing / Shower Room / Bedroom Three**

12'0" x 9'6" (to wardrobes) (3.682 x 2.914 (to wardrobes))

Having extensive fitted wardrobes to one wall, UPVC double glazed window to side elevation, ceiling light fitting, ceiling extractor, coving to the ceiling, ceiling speakers for the Bose sound system, radiator and tiled floor. The room hosts a modern shower cubical with glass screens creating an ideal dressing room. Alternatively the room could be altered to provide another generous double bedroom.

#### **Externally**

To the front you will find a brick paved driveway to suit approximately two cars, brick wall boundary, lawn with soil borders home to a range of decorative plants, shrubs and bushes. Steps lead to the small front courtyard with space for a bench.



To the rear is a tiered garden, maximising the outlook to the views, hosting a patio ideal for seating or alternate outdoor furniture, iron fencing around the top tier with gate accessing steps down to lower section. Enjoying artificial lawn, well stocked borders incorporating a range of shrubs and plants and external workshop/office that hosts lighting and power.

#### **Solar Panels**

The solar panels can be found to the rear elevation, and are owned by the property. The 'FIT' (Feed-In Tariff) last year was approximately £750.00

#### **Council Tax Band**

The council tax band for this property is C

#### **NB: 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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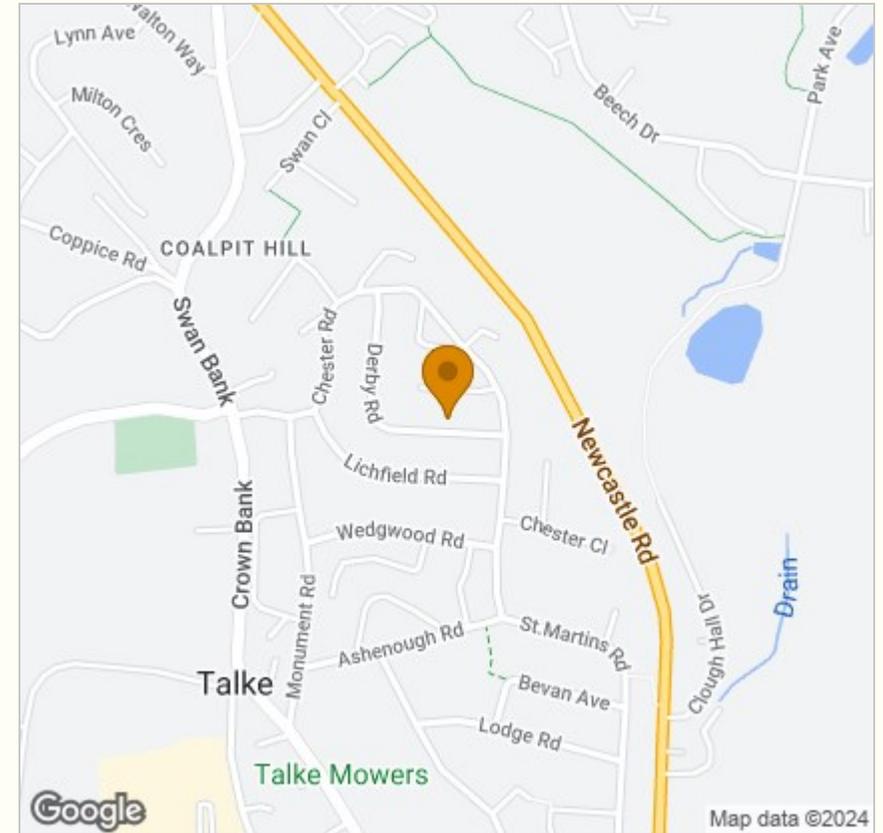
## Floor Plan



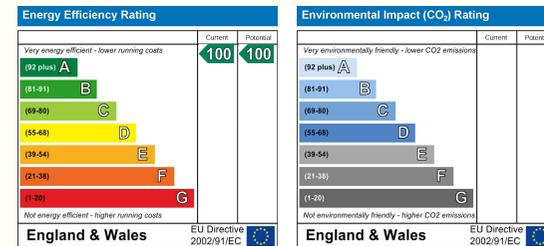
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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