



Copper Beech Lightwood Road Lightwood, Stoke-On-Trent, ST3 7HA

Define COPPER: The overachiever of metals, tough like a bouncer, flexible like a yoga instructor and stylish enough to grace your kitchenware. Starts out shiny and new, but ages into that "distressed" look people pay extra for. Conducts electricity and good vibes, with a glow that says "I'm here to make things look classy." Like its namesake COPPER Beech is an outstanding over achiever in so many ways, oozing style and sophistication this superb detached family property is definitely a bit of class. The accommodation on offer comprises a welcoming entrance hall, large lounge with log burner, modern fitted kitchen/diner with island, utility room and playroom. To the first floor there are four fantastic sized bedrooms, with en-suite to the master bedroom and a chic family bathroom with freestanding bath. The property also benefits from an self contained annex with shower room and kitchen area. Externally the property sits on a sizeable plot with ample off road parking, a paved patio seating area with artificial lawn and metal pergola, framed from the rear and front with lawn and mature trees. The property is located in the desirable area of Lightwood with open views to the front, close to local amenities and schooling. Let COPPER Beech entertain you, it makes looking classy easy! Call today to book a viewing.

£615,000

Copper Beech Lightwood Road

Lightwood, Stoke-On-Trent, ST3 7HA



- STUNNINGLY SPACIOUS DETACHED PROPERTY
- UTILITY ROOM & SEPERATE CLOAKROOM
- FAMILY BATHROOM WITH FREESTANDING BATH PLUS EN-SUITE
- SIZEABLE PLOT WITH LAWNS AND MATURE TREES
- LARGE LOUNGE WITH LOG BURNER
- PLAYROOM WITH BAY WINDOW
- SELF CONTAINED ANNEX WITH SHOWER ROOM
- MODERN FITTED KITCHEN/DINER WITH ISLAND
- FOUR FANTASTIC SIZED BEDROOMS
- AMPLE OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

12'11" x 12'1" (3.94 x 3.69)

The property has a welcoming entrance hall with a composite door leading from the front, coupled with a double glazed window to the front aspect. Double glazed doors lead into the lounge. Stairs lead to the first floor with a glass balustrade. Under floor heating.

Cloakroom

6'8" x 2'9" (2.04 x 0.84)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and vanity hand wash basin with tiled splashback. Ceiling spotlights and extractor fan. Under floor heating.

Lounge

22'0" x 13'10" (6.73 x 4.22)

A double glazed window overlooks the front and rear aspect to the side there is a full height vertical window a double glazed door leading out to the side aspect. Fireplace housing log burner fire. Television point. Under floor heating.

Playroom

13'1" x 9'4" (4.00 x 2.87)

A double glazed bay window overlooks the front aspect. Under floor heating.

Open Plan Kitchen/Diner

Kitchen

11'8" x 11'5" (3.57 x 3.50)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink bowl unit with coordinating granite work surface areas. Integrated appliances include a double oven, gas hob with cooker hood, dishwasher and wine cooler. There is also space for an American style fridge/freezer. Under floor heating.

Dining Area

12'4" x 8'3" (3.77 x 2.53)

The dining area has double glazed bi-fold doors leading out to the rear garden. Island breakfast bar seating with storage and a granite work surface. Under floor heating.

Utility Room

9'9" x 5'3" (2.98 x 1.62)

A double glazed access door leads out to the side aspect. Fitted with wall and base storage units with

inset stainless steel sink unit and coordinating granite work surfaces. Space and plumbing for washing machine and tumble dryer. Extractor fan and under floor heating.

FIRST FLOOR

First Floor Landing

A galley landing where a feature light hangs in the centre working off a sensor. Glass balustrade and radiator.

Bedroom One

17'8" x 13'10" (5.41 x 4.22)

A double glazed window overlooks the front, rear and side aspect. Television point and radiator. Loft access hatch.

En-Suite

6'9" x 5'7" (2.07 x 1.71)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising walk in shower unit, vanity hand wash basin and low level W.C. Partly tiled walls, extractor fan and ceiling spotlights. Vertical height radiator.

Bedroom Two

13'0" x 9'8" (3.98 x 2.96)

A double glazed window overlooks the front aspect. Television point and radiator. Loft access hatch.

Bedroom Three

13'1" x 8'3" (3.99 x 2.54)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Four

11'8" x 7'8" (3.57 x 2.35)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

11'8" x 6'5" (3.58 x 1.97)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising freestanding bath, separate walk in shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Partly tiled walls, extractor fan and ceiling spotlights. Vertical height radiator.

EXTERIOR

To the front the property has a large gravelled driveway with double gates. A lawned area with sleeper border, framed with mature trees and panelled

fencing, having open views to the front. To the side there is an enclosed paved patio area with artificial lawn and metal framed pergola with connecting heaters. The paved patio leads round to the rear of the property. The top tier of the garden is laid with lawn with mature trees and shrubbery enclosed with panelled fencing.

Annex

20'7" x 13'4" (6.28 x 4.07)

The self contained annex has bi-fold doors leading out to the side aspect with a double glazed window to the front aspect. Fitted with a kitchen area with wall and base storage units with inset breakfast bar. Inset asterite sink unit with side drainer and work surface areas with wine cooler fridge. Television point with fitted surround sound and vertical height radiator.

Shower Room

5'4" x 2'9" (1.65 x 0.86)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, vanity hand wash basin and low level W.C. Extractor fan and ceiling spotlights.

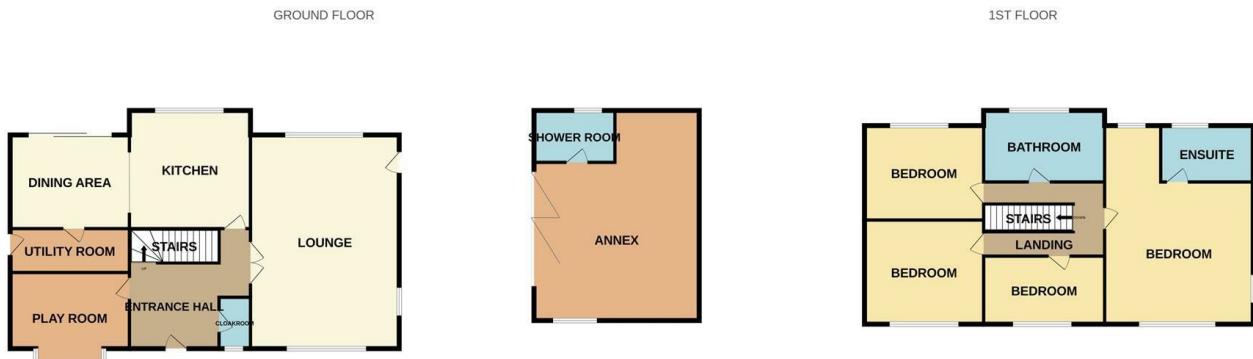
Agents Notes

Please note the Annexe has a separate council tax band A.

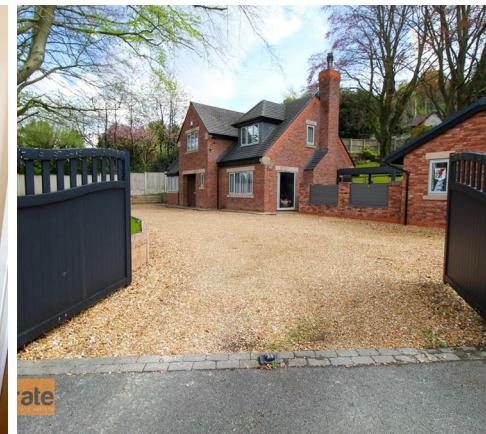




Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	