

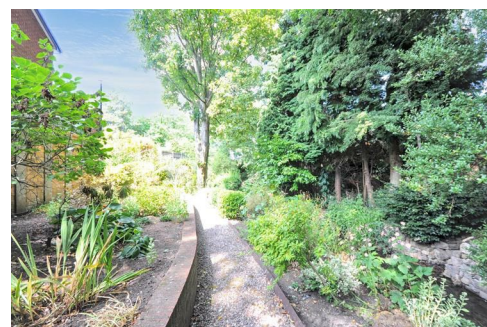


148, Goms Mill Road, Stoke-On-Trent, ST3 4BP



£645,000

An executive detached family home set in a prime and private plot boasting extensive mature gardens with annexe/gym. Extended and upgraded by the present owners to a high specification throughout, presented in pristine condition and offering accommodation including: reception hall, snug/study, stunning lantern roof living room with two sets of bi-fold doors opening to the patio and garden, dining room, breakfast kitchen, separate utility and guest cloakroom. To the first floor there are four bedrooms, an ensuite shower room to the main bedroom and family bathroom. The property is approached via electric gates opening to an enclosed driveway providing generous off road parking, dual access to the rear garden and pathway to the side garden and stream. A superb family home that's simply perfect for entertaining family and friends in style. Early viewing highly recommended.



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Reception Hall

A composite part obscure double glazed front door with matching side windows opens to the reception hall. With alarm pad, large format tiled floor, radiator, doorways to the snug/study, breakfast kitchen and access to the first floor stairs.

Snug / Study

With fitted desk and storage to one wall, uPVC double glazed window with fitted shutters to the front of the property, recessed ceiling lights, radiator and carpet.

Breakfast Kitchen

A superb breakfast kitchen, open plan to the living room with glazed bifold doors opening to the dining room and doorway to the utility. Fitted with an extensive range of gloss white finish wall, floor, display and island units, under wall unit and kickboard lighting, Corian work surfaces with matching upstands and underset sink with chrome swan neck showerhead mixer tap. Recessed ceiling lights. Karndean flooring with partial under floor heating.

Appliances including: stainless steel gas hob with glass splash-back and extractor hood with light above, two integral electric ovens, integral fridge, freezer and dishwasher.

Living Room

Offering two sets of aluminium powder coated bi-fold doors with electric blinds opening to the side and rear aspects, lantern roof with electric blind, recessed ceiling lights, corner set freestanding wood burning stove and Karndean flooring with under floor heating.

Dining Room

With ceiling coving, uPVC double glazed window with fitted shutters to the front elevation, radiator and Karndean flooring.

Utility

Fitted with a range of gloss white wall and floor units, built-in laundry bins, under wall unit and kickboard lighting, work surface, inset ceramic sink and drainer with chrome swan neck showerhead mixer tap. Recessed ceiling lights. uPVC double glazed window to the side aspect, Karndean flooring, doorway to the guest cloakroom and composite part double glazed door opening to the rear patio and garden.

Wall cupboard housing a Glow Worm Energy 30r gas central heating boiler.

Integral appliances including: full height fridge, full height freezer, wine fridge, washing machine and tumble dryer.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, uPVC obscure double glazed window to the front of the property, Karndean flooring and radiator.

First Floor

Stairs & Landing

Oak newel post and banister stairs with glass balustrading lead to the galleried landing. With ceiling coving, carpet throughout, storage cupboard and loft access. The loft has a drop down ladder, power, lighting and is partially boarded for storage purposes.

Bedroom One

Fitted with a full range of bedroom furniture to two walls, ceiling coving and recessed lights, uPVC double glazed window with fitted shutters to the front aspect, vertical radiator and doorway opening to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin with storage unit chrome mixer tap, corner shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the front aspect, fully tiled walls and floor, chrome towel radiator and extractor fan.

Bedroom Two

Offering mirror door fitted wardrobes and storage to one wall, uPVC double glazed window with fitted shutters to the front elevation, radiator, carpet

Bedroom Three

Presently used as a dressing room with fitted wardrobes, storage and dressing table, ceiling coving and recessed lights, uPVC double glazed window with fitted shutters overlooking the rear garden, radiator and laminate flooring.

Bedroom Four

With fitted wardrobes and storage to one wall, uPVC double glazed window with fitted shutters overlooking the rear garden, carpet and radiator.

Family Bathroom

Fitted with a white suite comprising; designer bath and panel with chrome mixer tap, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, walk-in shower with twin head mains thermostatic shower system. Recessed ceiling lights, fully tiled walls and floor, uPVC obscure double glazed window to the rear aspect, chrome towel radiator and extractor fan.

Outside

The property is approached via electric gates opening to a tarmac driveway providing extensive off road parking.

Front

With mature trees and hedgerow, low wall stocked flowerbeds, pathway leading down to the side garden and stream, dual access to the rear garden via gates and pathways,

Rear

The private and enclosed rear garden offers Indian stone patio areas and pathways, large open canopy with roof blind, pergola with roof blind and hot tub beneath, lawn, timber sleeper flowerbeds. gates open to steps leading down to the side garden and stream.

With detached annexe/ gym offering aluminium powder coated bi-fold doors, a vaulted ceiling with electric Velux skylight windows, kitchen area, shower room, heating system and good size rear store.

General Information

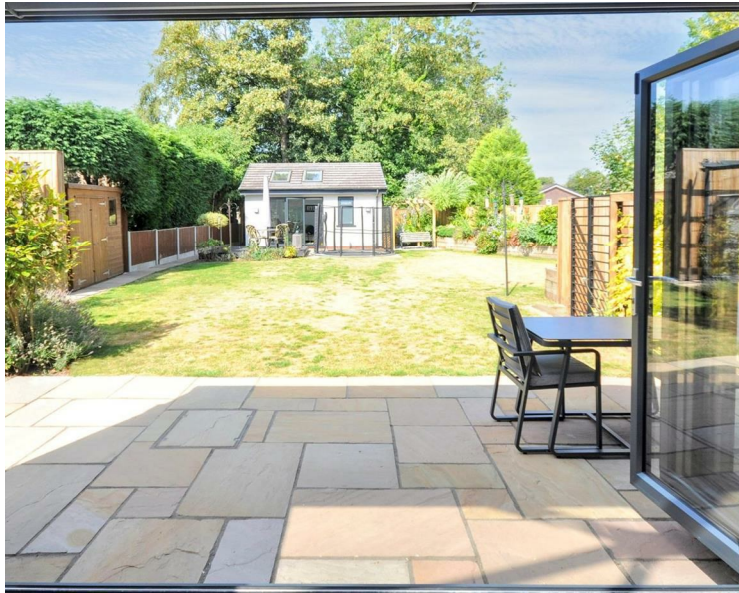
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band E

Services

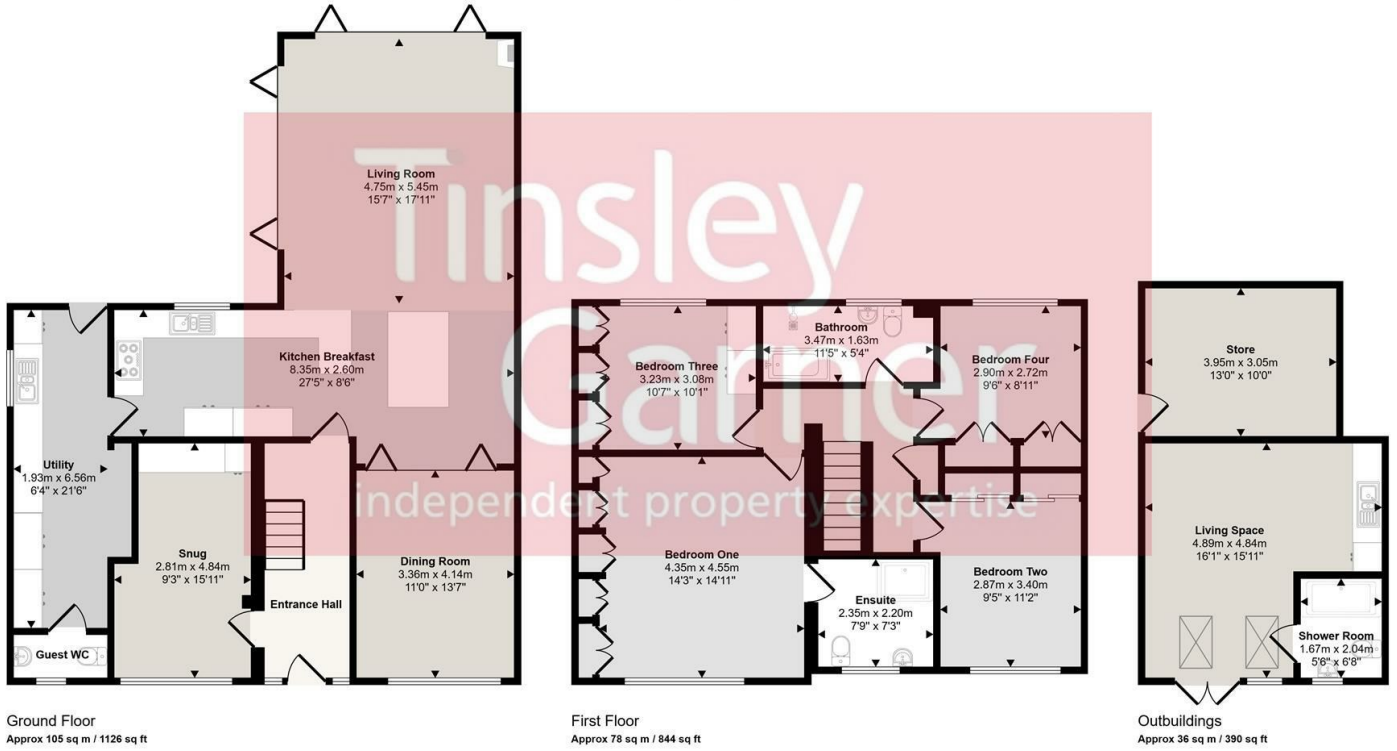
Mains gas, water, electricity and drainage.
Gas central heating.

Viewings

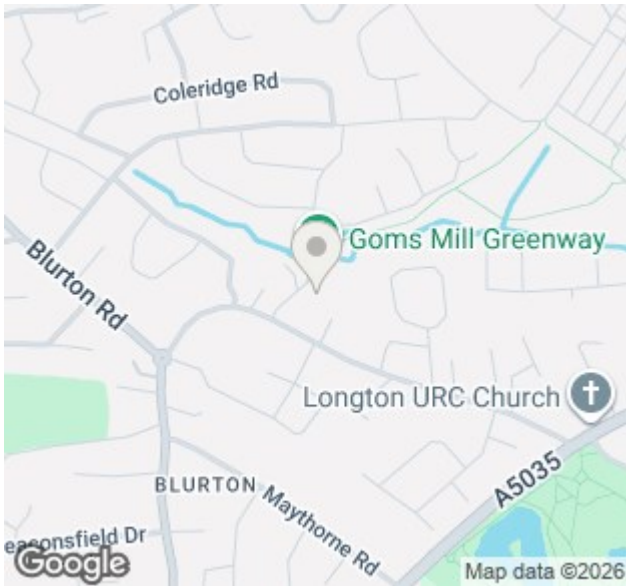
Strictly by appointment via the agent.



Approx Gross Internal Area
219 sq m / 2360 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		