



## Wild Rock, Windmill Hill, Rough Close, Stoke-On-Trent, ST3 7PL



**Asking Price £825,000**

What an opportunity! A 1970s detached bungalow set in approximately 1.2 acres of garden in an elevated position backing onto Rough Close Common with open views across the Staffordshire countryside. This is a truly unique proposition which offers huge potential as either a single family home or possible re-development as either a single or several dwellings, subject to planning. Exceptionally spacious accommodation extending to approximately 3500 sq ft featuring two large reception rooms, dining kitchen, separate laundry, four double bedrooms, two en-suite and guest bathroom. The property is approached over a long gated drive which leads to a circular turning / parking area, carport and two car garage. Large wrap-around gardens with oodles of space for outdoor living. The property was clearly built to a quality standard but now presents the opportunity for a new owner to refurbish to their own specification. Fabulous location, hidden in plain sight but nevertheless highly convenient for commuting in all directions, just a few minutes drive from The Potteries, A50 and M6 jct 15.





#### Enclosed Porch

#### Entrance Hall

A spacious reception area which leads through to the living & bedroom accommodation. Large windows to the front of the property looking out over the courtyard.

#### Lounge

Spacious sitting room with large rear facing windows with open views. 1970s stone built fireplace and double doors opening through to the dining room.

#### Dining Room

A bright & spacious entertaining room with windows to the rear and side of the property, door through to the kitchen.

#### Kitchen

Ahead of its time! Fitted with a contemporary style 1970s kitchen with coloured doors and stainless steel handles, Formica counter tops and inset sink. Fitted ceramic electric hob with extractor over, eye level oven, integrated dish washer and refrigerator. Peninsula unit with small breakfast bar and space for a dining table.

#### Utility Room

Base cupboards matching the kitchen with Formica counter top and sink unit, plumbing for washing machine. Windows to the front & rear.

#### Rear Hall

With walk-in pantry and cloakroom with WC. Internal door to the garage and door through to the sun room

#### Sun Room

Overlooks the courtyard.

#### Main Bedroom Suite

A Large main bedroom with rear facing window overlooking the garden.

#### Dressing Room

Adjoins the bedroom and has a door through to the en-suite bathroom. Built-in wardrobe.

#### En-Suite Bathroom

Full en-suite with bath, pedestal basin & WC. Side facing window.

#### Bedroom 2

Large double bedroom with dual aspect windows overlooking the gardens. Built-in wardrobe.

#### En-Suite WC

With pedestal basin & WC.

#### Bedroom 3

Double bedroom with rear facing window and built-in wardrobe.

#### En-Suite WC

With pedestal basin & WC.

#### Bedroom 4

Double bedroom with rear facing window and built-in wardrobe.

#### Guest Bathroom

Suite comprising; bath, walk-in shower enclosure & pedestal basin.

#### Cloakroom & WC

Cloaks area with pedestal basin and separate WC.

#### Outside

Wild Rock is approached over a long block paved drive with gated entrance leading to a forecourt turning / parking area, two car carport and attached two car garage. The gardens extend to approximately 1.2 acres, mainly lawn with mature planting.

#### General Information

Services; Mains water, electricity and drainage. Oil fired central heating which was retro-fitted to replace the original electric heating. Mains gas is available for connection from the road.

#### Tenure; Freehold

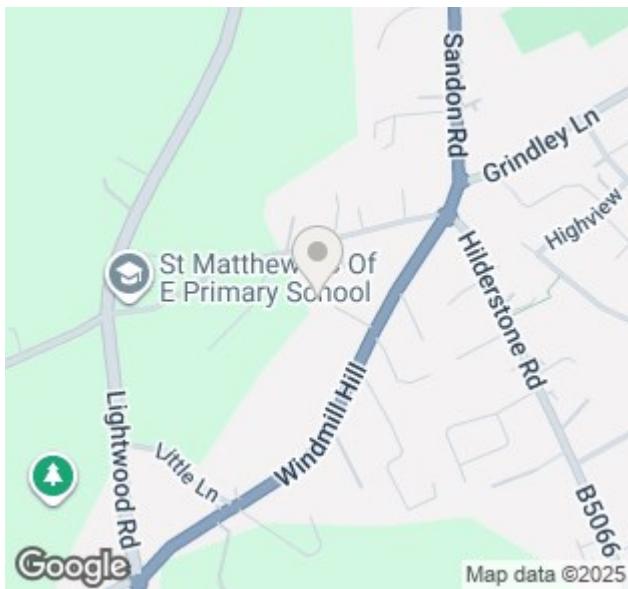
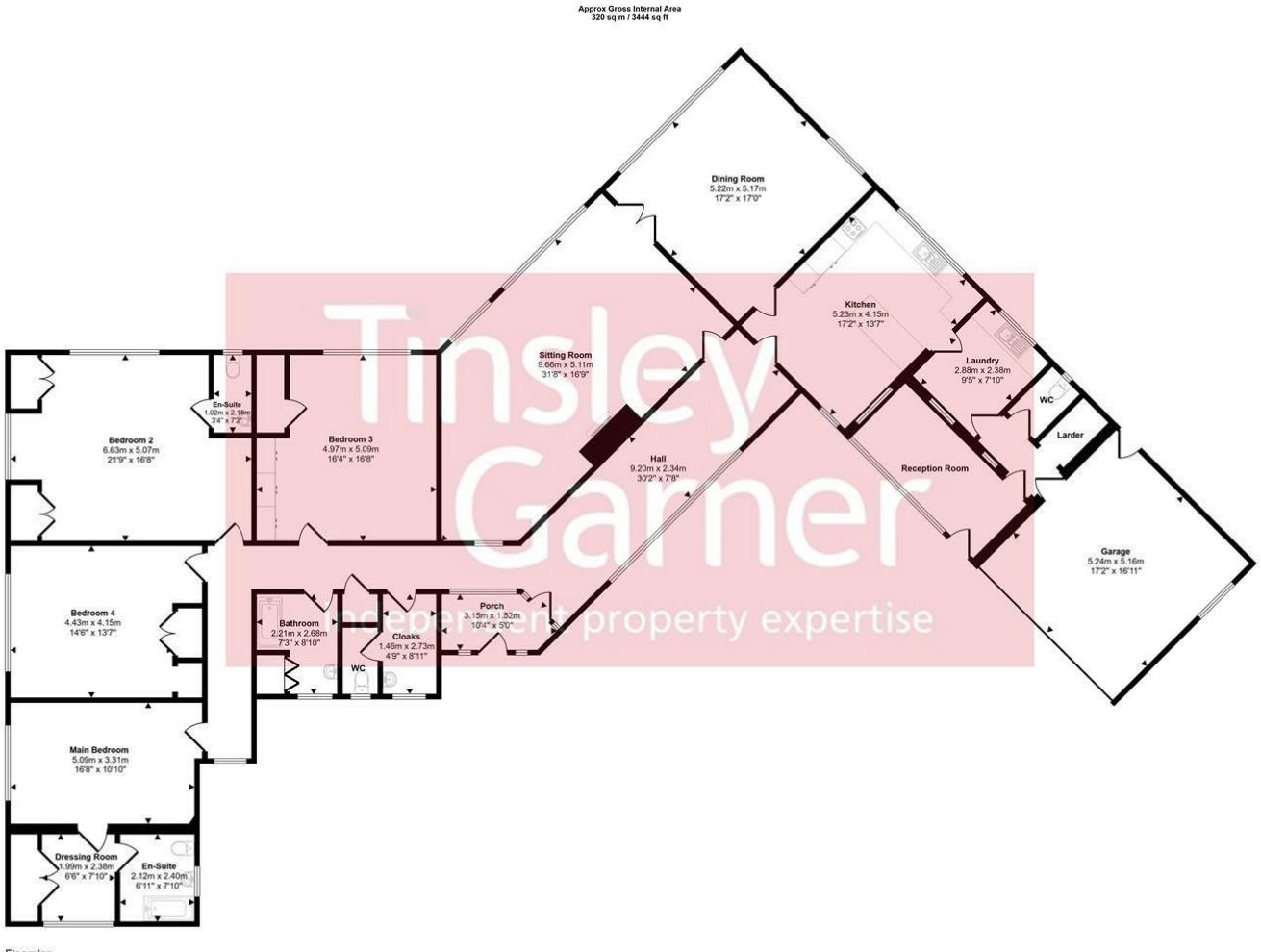
Council Tax band G - Stafford Borough Council

#### Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion





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	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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