



44, Tudor Hollow, Fulford, Stoke-On-Trent, ST11 9NP



**Chain Free**    **£435,000**

A lovely detached family home boasting a superb far reaching open rear aspect located in a quiet position within Fulford village. Offering well presented accommodation comprising: reception hallway, living room, dining room, breakfast kitchen, guest cloakroom and conservatory. To the first floor there are four bedrooms, ensuite bathroom to the main bedroom, and a family bathroom. Approached via a private driveway providing ample off road parking before a single garage, also benefitting from a good size mature rear garden, gas central heating and uPVC double glazed window. Fulford is a lively farming village with regular community events throughout the year, it offers several country walks, a local pub, primary school, church and is situated just a few miles from Stone, The Potteries and commuter routes.

**NO UPWARD CHAIN**



**01785 811 800**

**<https://www.tgprop.co.uk>**



#### Reception Hall

A panelled hardwood part glazed front door opens to the hallway. With ceiling coving, uPVC double glazed window to the front aspect, radiator, carpet, doorways to the guest cloakroom, living room, dining room and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a suite comprising; WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Radiator, uPVC obscure double glazed window to the front elevation and wood finish laminate flooring.

#### Living Room

A spacious reception room offering aluminium double glazed patio doors opening to the rear garden, stone effect fireplace with marble back, hearth and inset living flame gas fire, ceiling coving, radiator, carpet, TV connection and doorway to the breakfast kitchen.

#### Dining Room

Offering a uPVC double glazed window to the front of the property, ceiling coving, radiator, carpet and doorway to the breakfast kitchen.

#### Breakfast Kitchen

Fitted with a range of light grey finish wall and floor units, contrasting work surfaces with inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Radiator, under stairs storage cupboard, tiled floor, uPVC double glazed window and door to the conservatory.

Appliances including: Gas stainless steel hob with extractor hood and light above, integral electric oven. Space for a freestanding upright fridge freezer, plumbing for a washing machine.

#### Conservatory

A lovely additional reception area ideal for entertaining family and friends or chilling out whilst enjoying the views across the rear garden. A low wall and uPVC double glazed panel construction conservatory with vaulted roof, French doors opening to the rear patio and garden, radiator, tiled floor, lighting and power sockets.

#### First Floor

##### Stairs & Landing

With carpet throughout, ceiling coving, loft access and airing cupboard housing the hot water storage cylinder.

##### Bedroom One

Offering a walk-in wardrobe, uPVC double glazed window to the front aspect, radiator, carpet and doorway to the ensuite bathroom.

##### Ensuite Bathroom

Fitted with a white suite comprising: low level push button WC, bidet, wash hand basin with wash stand and chrome mixer tap, standard bath and panel with chrome mixer taps, oversize shower enclosure with mains fed twin head thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the side elevation, loft access, radiator and tiled floor.

##### Bedroom Two

With fitted wardrobes and storage, uPVC double glazed window to the front of the property, radiator and carpet.

##### Bedroom Three

With uPVC double glazed window overlooking the rear garden, radiator and carpet.

##### Bedroom Four

With uPVC double glazed window overlooking the rear garden, radiator and carpet.

##### Family Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath and panel with chrome showerhead mixer tap. Part tiled walls, uPVC obscure double glazed window to the rear aspect, radiator, extractor fan, shaver point and scrubbed oak effect laminate flooring.

##### Outside

The property is approached via a tarmac driveway providing off road parking before a single garage. The garage has a steel up and over door, loft storage area, rear access door, power, lighting and wall mounted Worcester Ri gas central heating boiler.

##### Front

With shrubs, lawn, flowerbed and open porch with coach light before the front door. There is side access to the rear garden via a gate and pathway.

##### Rear

The delightful open aspect rear garden with far reaching views enjoys a high degree of privacy with paved patio areas, lawns, pond, mature hedgerow and trees, shrubs, stocked flowerbeds and borders.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No upward chain.

##### Services

Mains gas, water, electricity and drainage.

Gas central heating.

##### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
136 sq m / 1465 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			89
(81-91) B			
(69-80) C			
(55-68) D		69	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	