

## 1 Minnie Close, Halmer End, Stoke-On-Trent, Staffs, ST7 8BY



**Freehold Offers in excess of £425,000**



Bob Gutteridge Estate Agents are delighted to bring to the market stunning modern day detached home which is finished to the highest of standards throughout ! The vendors of this home have gone through it with a fine toothcomb and the end result is something quite stunning ! As you would expect the property offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, study/play room, beautiful modern fitted kitchen / dining room, bay fronted lounge, garden room, downstairs WC and to the first floor are four generous bedrooms with bedroom one offering a dressing room plus a en-suite shower room and a first floor bathroom. Externally the property is set on a generous plot with off road parking to the front along with landscaped enclosed rear garden which offers a good degree of privacy. Viewing Of This Stunning Home Is A Must !

### ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern and stained glass, coving to ceiling, battery/mains smoke alarm, four LED spotlight fittings, Karndean flooring in modern wood effect, double radiator, wall light fitting and doors leading off to rooms including;



### STUDY/PLAYROOM 4.06m x 2.21m (13'4" x 7'3")

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, Karndean flooring, power points, double panelled radiator, doors reveal built in recess providing ample domestic shelving and storage space.



**OPEN PLAN FITTED KITCHEN/DINING ROOM 7.21m x 3.53m (23'8" x 11'7")**

With two Upvc double glazed windows to rear, spot light fittings, four down light fittings, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, quartz square edge work surfaces with built in stainless steel Blanco sink unit with chrome mixer tap above, integrated Bosch fan assisted oven with Bosch microwave oven above, integrated fridge/freezer, integrated wine chiller, built in Bosch four ring ceramic hob unit with extractor hood above, Karndean flooring, integrated dishwasher, matching quartz upstands, modern vertical radiator x 2, TV aerial connection point, power points and access leads off to;



**BAY FRONTED LOUNGE 4.98m x 3.43m (16'4" x 11'3")**

With UPVC double glazed bay window to front with inset Georgian pattern, coving to ceiling, two pendant light fittings, modern double radiator, TV aerial connection point, BT telephone point (subject to usual transfer regulations), Sky connection point (subject to usual transfer regulations) and power points.





**GARDEN ROOM 3.96m x 3.48m (13'0" x 11'5")**

With Upvc double glazed panels to sides and rear, Upvc double glazed double patio doors to side, six LED spotlight fittings, Karndean flooring, TV aerial connection point, double panelled radiator and power points.



**DOWNSTAIRS WC 1.12m x 1.24m (3'8" x 4'1")**

With Upvc double glazed frosted window to side, LED light fitting, a built in WC, wall mounted vanity sink unit with Monobloc waterfall mixer tap above, ceramic half wall tiling, chrome towel radiator and Karndean flooring.



**FIRST FLOOR LANDING**

With access to loft space, coving, battery/mains smoke alarm, pendant light fitting, two spotlight fittings, door to built in airing cupboard with copper water cylinder along with ample domestic drying and storage space.



**BEDROOM ONE 3.28m x 3.63m (10'9" x 11'11")**

With Upvc double glazed window to front with inset Georgian pattern, six LED spotlight fittings, panelled radiator, TV aerial connection point, power points and access leads off to;



**EN-SUITE SHOWER ROOM 2.18m into shower recess reducing to 1.32m x 1.60m (7'2" into shower recess reducing to 4'4" x 5'3")**

With Upvc double glazed frosted window to front, three spotlight fittings including extractor light fitting, a built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, walk in shower enclosure with thermostatic shower, ceramic wall tiling with inset feature ceramic tiling, modern chrome towel radiator and wood effect flooring.

**DRESSING ROOM 3.96m x 4.95m (13'0" x 16'3")**

With Upvc double glazed windows to front, five LED spotlight fittings, wall mounted electric heater, power points, built in wardrobe space providing ample domestic hanging and storage space.



**BEDROOM TWO 3.23m x 2.95m towards wardrobe frontage (10'7" x 9'8" towards wardrobe frontage )**

With Upvc double glazed window to rear, four LED spotlight fittings, TV aerial connection point, panelled radiator, power points, built in double and single wardrobe providing ample domestic hanging and storage space.





**BEDROOM THREE 3.91m x 2.18m (12'10" x 7'2")**

With Upvc double glazed windows to rear, four spotlight fittings, panelled radiator and power points.



**BEDROOM FOUR 2.06m x 2.24m (6'9" x 7'4")**

With Upvc double glazed window to front with inset Georgian pattern, pendant light fitting, panelled radiator and power points.





**MASTER BATHROOM 2.92m x 1.98m (9'7" x 6'6")**

With Upvc double glazed frosted window to side, extractor fan, four LED lighting fittings, a modern white suite comprising built in dual flush WC, wall mounted vanity sink unit with chrome mixer tap above, free standing modern bath unit with central mixer tap and hair attachment, ceramic wall tiling in marble effect and ceramic half wall tiling, modern chrome vertical radiator and ceramic tiled flooring.



**EXTERNALLY**



**FORE GARDEN**

With a double tarmac driveway providing off road parking, lawn section with stone chipping to border, railway sleepers with mature shrubs to border and access leads off to;

**REAR GARDEN**

Bounded by concrete post and timber fencing, a paved area providing ample patio and sitting space, artificial grassed area, a timber decked area providing further patio and sitting space, tiled gazebo, gravelled area leading down to a further artifical grassed area with mature shrubs and plants to borders.



**INTEGRAL GARAGE**

With electric roller door to front and ample external storage space.

**COUNCIL TAX**

Band 'D' amount payable to Newcastle under Lyme Borough Council.



## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

## **ENCLOSED REAR**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

#### HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

