

## Sandy Hill Werrington Stoke-On-Trent ST9 0ET



**Offers In The Region Of £595,000**

## Sandy Hill, Werrington, Stoke-On-Trent, ST9 0ET

An elegant home of light, of space, of grace,  
Set gently in a prized embrace—  
Five bedrooms calm, a garden wide,  
Where quiet moments settle and reside.  
A breakfast kitchen bright at its living heart,  
With lounge and dining set apart;  
A glass-lit conservatory where seasons play,  
And laughter lingers at close of day.  
With games and bar for nights that flow—  
A place to live, not just to show.

If this property on Sandy Hill, sounds too good to be true -  
Do not hesitate, book your viewing today, you know what to do!

Nestled in the prestigious Sandy Hill area of Werrington, this individually designed executive detached residence offers a perfect blend of luxury and comfort. Situated in an exclusive cul-de-sac, this property boasts five spacious bedrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming reception hall that leads to a bright and airy lounge, perfect for relaxation. The impressive breakfast kitchen is a standout feature, complete with double doors that open into the elegant dining room, creating a seamless flow for entertaining guests. Additionally, the property includes a utility room and a separate WC for added convenience.

For those who enjoy leisure activities, the games room/bar provides an excellent space for recreation. The master bedroom is a true retreat, featuring an en-suite bathroom for privacy and comfort. The four additional bedrooms are generously sized, complemented by a family shower room that caters to the needs of the household.

Outside, the property benefits from ample off-road parking, ensuring that you and your guests can arrive with ease. The generous rear garden is a delightful space for outdoor activities, gardening, or simply enjoying the fresh air.

This exceptional home is a rare find, and viewing is highly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this stunning residence your own.

### Reception Hall

Upvc double door and double glazed windows. Spacious reception hall, Useful storage cupboard. Stairs off to the first floor. Radiator.

### Lounge

18'8" into alcove x 18'8" (5.69 into alcove x 5.69)

Feature fireplace. Two radiators. Double glazed French Doors with access into the conservatory.

### Breakfast Kitchen

18'6" x 11'5" (5.65 x 3.50)

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary wall and base units, integrated appliances include fridge, freezer and microwave. Space for range style cooker with extractor hood. Breakfast Island with integrated dishwasher, One and a half bowl inset sink, mixer tap. cupboards and drawers below. Double glazed window. Double doors with access into the dining room. Two double glazed windows. Tiled floor. Radiator. Double doors with access to the dining room.

### Dining Room

17'2" x 11'5" (5.24 x 3.50)

Space for dining table. Radiator. Double doors with access into lounge. Double glazed double doors into the rear garden.



### Conservatory

15'3" x 9'3" (4.65 x 2.83)

Double glazed windows and double glazed doors.

### Utility Room

16'5" x 5'8" narrowing to 4'7" (5.01 x 1.74 narrowing to 1.40)

With wall mounted unit. Stainless steel sink with single drainer. Space for washing machine and tumble dryer. Part tiled walls. Tiled floor. Radiator. Upvc door to the rear aspect. Access to the WC, bar/games and salon.

### Separate WC

5'6" x 2'10" (1.69 x 0.87)

Double glazed window. Low level WC and vanity wash hand basin. Tiled floor.

### Games Room/Bar

17'6" max x 15'5" narrowing to 9'7" (5.34 max x 4.71 narrowing to 2.93)

With two double glazed windows. Access to the home salon.



**Home Office**

8'3" x 5'6" (2.54 x 1.70)

Double glazed window. Wall mounted gas central heating boiler. Inset ceiling spot lights. Radiator.

**First Floor****Landing**

Galleried landing with useful storage cupboard. Two radiators. Coving to ceiling.

**Master Bedroom**

17'6" narrowing 15'2" x 15'0" narrowing to 14'6" (5.34 narrowing 4.63 x 4.59 narrowing to 4.42)

Double glazed window. Radiator. Access to the en-suite bathroom.

**En-Suite Bathroom**

10'11" x 6'11" (3.34 x 2.13)

Stylish suite comprises, roll top bath with shower attachment, pedestal wash hand basin and low level WC. Heated towel rail. Part paneling to walls. Double glazed window.

**Bedroom Two**

Double glazed window. Radiator.

**Bedroom Three**

Double glazed window. Radiator.

**Bedroom Four**

Double glazed window. Radiator.

**Bedroom Five/ Office**

Double glazed window. Radiator.

**Shower Room**

Shower cubicle , pedestal wash hand basin and low level WC. Double glazed window. Airing cupboard.

**Externally****Bedroom Two**

15'0" narrowing to 12'8" x 13'6" (4.58 narrowing to 3.87 x 4.12)

Double glazed window. Radiator.

**Bedroom Three**

14'0" x 11'5" (4.29 x 3.49)

Double glazed window. Radiator.

**Bedroom Four**

10'11" x 7'1" (3.33 x 2.16)

Double glazed window. Radiator.

**Bedroom Five/Office**

8'1" x 6'7" (2.47 x 2.02)

Double glazed window. Radiator.

**Family Shower Room**

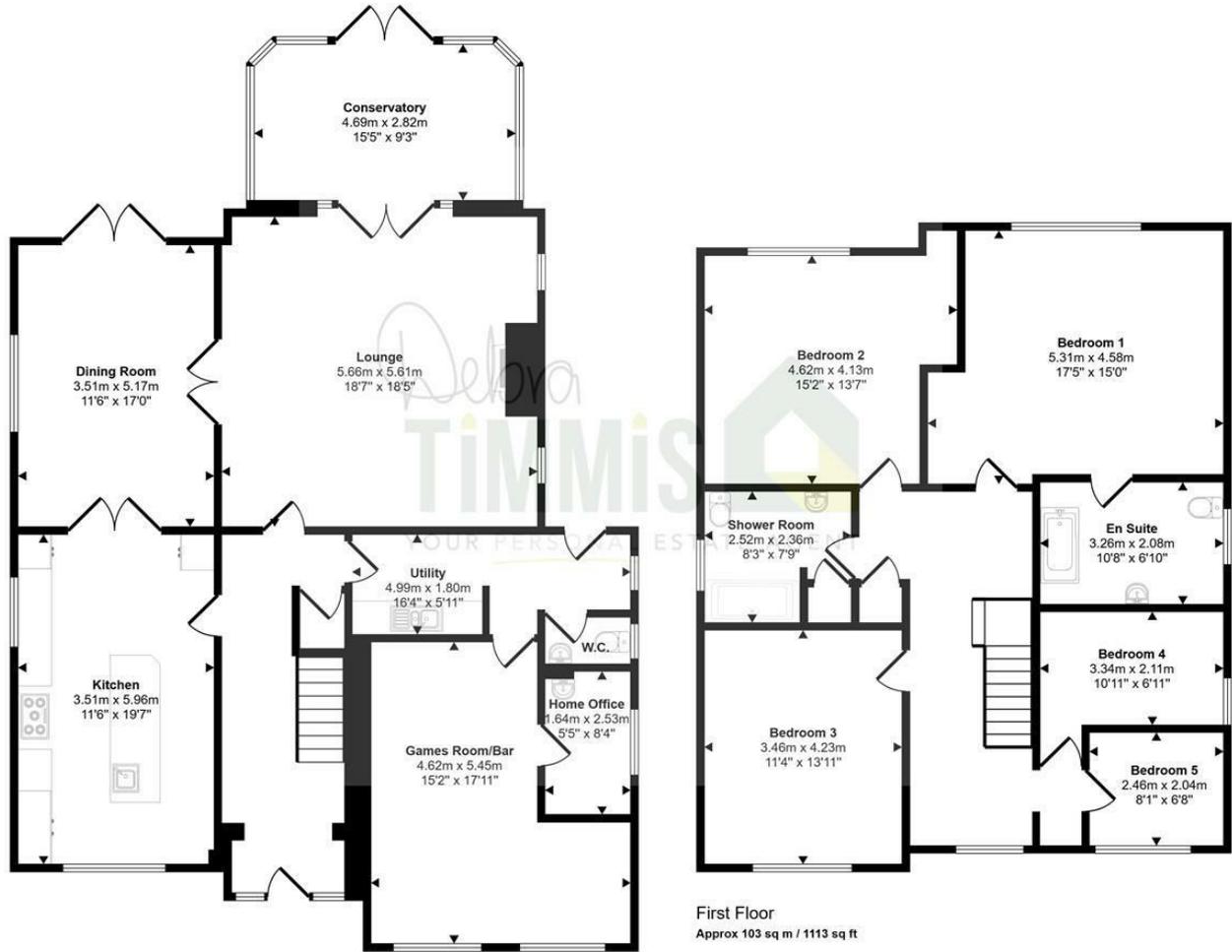
Contemporary suite comprises, double shower cubicle housing mains shower with waterfall shower head, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Tiled floor. Airing cupboard.

**Externally**

To the front aspect there is a lawn garden with well stocked borders. Good sized block paved driveway providing ample off road parking. Gated access to the enclosed rear garden. Generous sized rear garden mainly laid to lawn with garden pond. Good sized patio/seating area.



Approx Gross Internal Area  
244 sq m / 2621 sq ft



Ground Floor  
Approx 140 sq m / 1509 sq ft

First Floor  
Approx 103 sq m / 1113 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.



Tenure: Freehold  
Council Tax Band: E

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

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