

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



21 Alanbrook Grove, Lightwood, Stoke-On-Trent, ST3 7ES

£290,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Extensive Parking
- Summer House
- Master Bedroom + En-Suite
- Superb Extension
- South-Southwesterly Facing Gardens
- Solar Panels Installed

## STUNNING EXTENSION, THREE BEDROOMS AND EXTENSIVE PARKING!

A unique and impressive bungalow which has been totally reconfigured and substantially extended during the last three or four years. As well as a master bedroom with an en-suite shower room and dressing room this property also features a second double bedroom, family shower room and a third bedroom or home office.

The extension to the rear is quite outstanding and offers a magnificent open plan living area with bi-fold doors leading onto a raised terrace. In addition to this area there is a most comfortable lounge and both the lounge and extension have underfloor heating from the gas central heating boiler.

The extensive parking area to this property is an undoubted advantage whilst the truly beautiful south-southwesterly facing rear garden with seating areas, summer house and large workshop are a particular feature.

As well as electrical wiring and a new central heating boiler, the present owners have installed 10 solar panels as well as batteries and inverter. The next owners will have the advantage of substantial energy saving.

This is a very special property indeed, a prime lightwood location!

See our online virtual tour and for more information call or e-mail us.



## PORCH

UPVC double glazed external door and windows. Tiled flooring. UPVC double glazed internal door leading into the...

## ENTRANCE HALL

Pale colour laminate flooring. Access to the part boarded loft via loft ladder. Please note that the loft has lighting and contains the gas combi boiler which was installed in September 2020.

## MASTER BEDROOM

13'0 into bay x 10'9 (3.96m into bay x 3.28m)

Pale colour laminate flooring. Radiator. UPVC double glazed bay window with fitted vertical blinds.

## EN-SUITE SHOWER ROOM

7'3 x 6'8 (2.21m x 2.03m)

Tiled flooring and panelled walls. White wash basin and wc integrated within a fitted unit, and a corner rain head shower. Extractor. UPVC double glazed window with fitted roller blind. Vertical dark grey radiator. Door leading into the...

## WALK IN WARDROBE / DRESSING ROOM

Laminate flooring. UPVC double glazed window. Extensive clothes hanging space and storage space.

## BEDROOM TWO

9'10 x 8'6 (3.00m x 2.59m)

Pale colour laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds.

## SHOWER ROOM

5'11 x 5'6 (1.80m x 1.68m)

Tiled flooring and walls. White wash basin and wc integrated within a fitted unit and a corner shower. White vertical radiator. Extractor.

## LOUNGE

16'4 x 12'5 (4.98m x 3.78m)

Pale colour laminate flooring with underfloor heating. Feature fireplace. UPVC double glazed double doors leading into the...

## OPEN PLAN LIVING AREA

22'10 x 11'5 (6.96m x 3.48m)

A truly fantastic extension incorporating living / dining and kitchen areas. Tiled flooring. Underfloor heating. Two lantern lights to the roof. Aluminum bi-fold doors with integral adjustable blinds. Spotlights. Fitted kitchen including island unit with an eye level oven, Bosch induction hob, cooker hood, boiler for hot tap, fridge freezer, and an extensive range of drawers and cupboards all with soft close mechanisms.

## UTILITY ROOM

9'4 x 6'8 (2.84m x 2.03m)

Tiled floor. Radiator. Range of white wall cupboards and base units. Belfast sink. Plumbing for washing machine. Space for dryer.

## BEDROOM THREE / HOME OFFICE

9'1 x 7'3 (2.77m x 2.21m)

Tiled flooring. Radiator. UPVC double glazed external door and window. Ingenious fold down desk.

## OUTSIDE

Set back from the road behind substantial gardens and an extensive low maintenance landscape garden with parking space for numerous vehicles on the rubberised driveway and through additional gates to a further section of block paved driveway.

To the rear of the property you'll be surprised and delighted by the south, southwesterly facing garden which you can enjoy from the raised and tiled balcony terrace with stainless steel and glass balustrades and storage beneath. The garden features lawns, mature and established fruit trees, shrubs and plants, delightful patios, seating areas and a timber garden shed as well as a...

## LARGE WORK SHOP

17'9 x 9'0 (5.41m x 2.74m)

Light and power. UPVC double glazed windows and external doors.

## CONSERVATORY / SUMMER HOUSE

10'10 x 9'5 (3.30m x 2.87m)

UPVC double glazed windows all with integral blinds and UPVC double glazed external door. Power.





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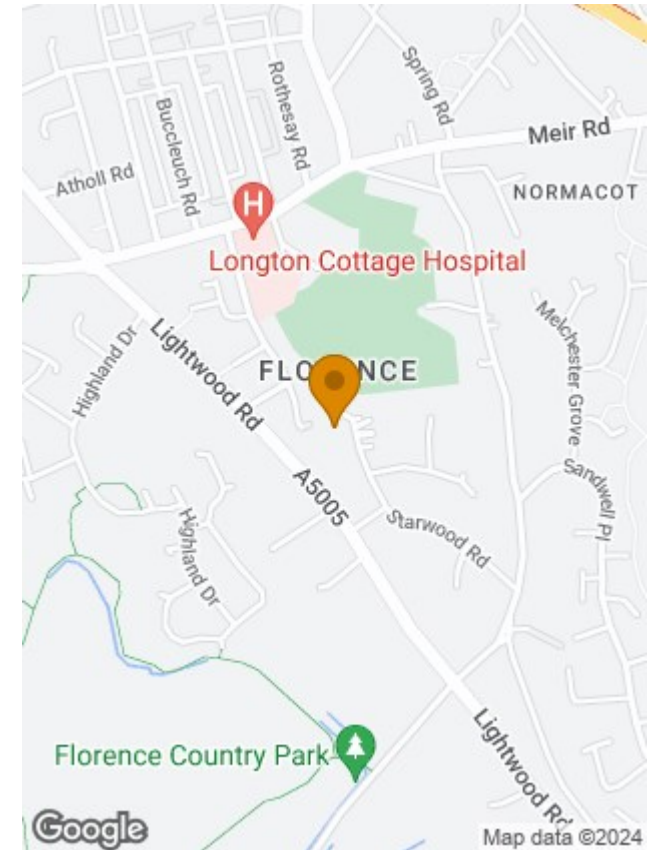


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2024

## MATERIAL INFORMATION

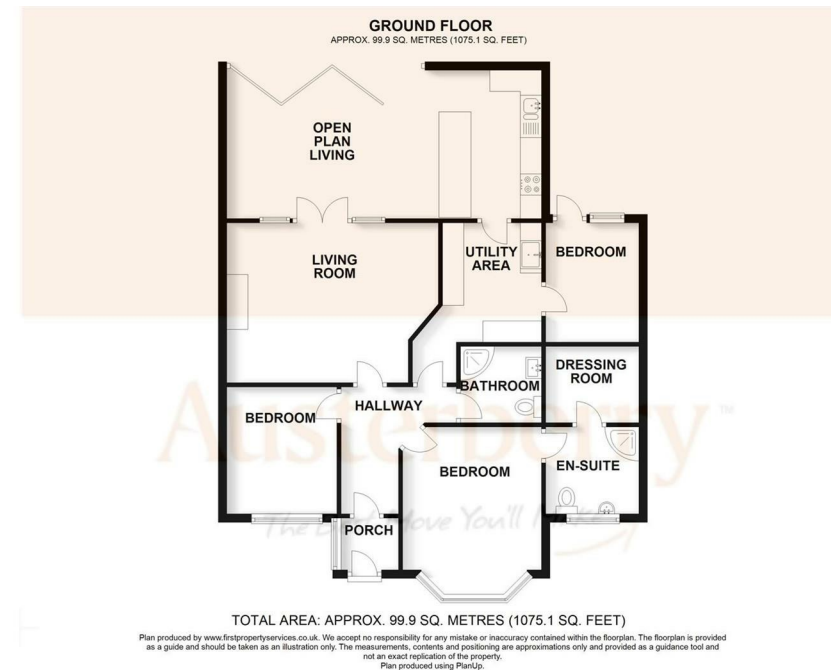
Tenure - Freehold

Council Tax Band - C



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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