

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Beechwood House 739 Lightwood Road, Lightwood, Stoke-On-Trent, ST3 7HD

£625,000



- Watch Our Online Video Tour!
- Ready To Move Into
- Four Bedrooms... Three With En-Suite
- Double Garage
- A Unique property
- Outstanding Accommodation
- Second Floor Home Office/Playroom
- Truly Exceptional

A unique property in a prime Lightwood location constructed to an extremely high standard with an excellent finish throughout and a property that is ready for occupation with no onward chain to slow down your purchase.

Built by the present owner for his own occupation but now available on the market due to a change of plans and a house that combines spacious accommodation suitable for a family with practicality and ease of management.

The house is approached through a substantial electric gate, offers extensive off-road parking space in the tarmac driveway and two integral double garages with electrically operated doors.

The ground floor accommodation features underfloor heating, the lounge is an impressive room to the front of the property but the combined fully fitted kitchen and living area to the rear is truly outstanding.

There is also a separate utility room, a ground floor cloakroom and on the first floor a total of four double bedrooms... three of which have en-suite shower rooms and there is a play room in addition to the stunning second floor shower room.

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



## GROUND FLOOR

### RECEPTION HALL

12'06 x 8'05 (3.81m x 2.57m)  
Composite double glazed front door. Wood laminate flooring.

### LOUNGE

16'10 x 15'07 (5.13m x 4.75m)  
Wood laminate flooring. Four UPVC double glazed windows... three with fitted blinds. Feature fireplace with living flame log effect gas fire.

### OPEN PLAN LIVING AREA

21'00 x 20'11 maximum measurements (6.40m x 6.38m maximum measurements)  
Wood laminate flooring. UPVC double glazed windows with fitted vertical blinds. Aluminum bifold doors with integral blinds leading out onto the patio. Superbly fitted kitchen with wall cupboards and base units finished in grey and with top quality marble effect worktops and a range of new integrated appliances including gas hob, stainless steel cooker hood, under oven, additional double oven and microwave, dishwasher, eye level fridge freezer and low-level fridge. Spotlights. Low level LED lighting.

### UTILITY ROOM

12'01 x 8'04 (3.68m x 2.54m)  
Wall cupboards and base units to match the kitchen with new integrated washing machine and dryer. UPVC double glazed window with fitted blind and UPVC double glazed external door. Wood laminate flooring. Door leading into the garage.

### CLOAK ROOM/WC

Grey laminate flooring. White wc with concealed cistern and wash basin. Stainless steel towel rail radiator.

## FIRST FLOOR

### IMPRESSIVE LANDING

17'10 x 8'02 (5.44m x 2.49m)  
New fitted stair and landing carpets. Beautiful pale wood and glass balustrades. Radiator. UPVC double glazed window with fitted blind. Spotlights. Store room.

### MASTER BEDROOM

15'08 x 14'04 (4.78m x 4.37m)  
New fitted carpet. Radiator. Two UPVC double glazed windows with fitted blinds. Useful under eaves storage cupboard.

### EN-SUITE SHOWER ROOM

6'09 x 6'08 (2.06m x 2.03m)  
Grey laminate flooring. White suite including wc with a concealed cistern, contemporary style wash basin and a black rain head shower. Black towel rail radiator. UPVC double glazed window. Spotlights. Extractor. Part tiled walls.

### BEDROOM THREE

11'06 x 9'10 (3.51m x 3.00m)  
New fitted carpet. Radiator. UPVC double glazed window with fitted blind.

### EN-SUITE SHOWER ROOM

7'06 x 3'07 (2.29m x 1.09m)  
White suite including wc with concealed cistern, contemporary style wash basin and rain head shower. Stainless steel centrally heated towel rail radiator. Grey laminate flooring. Part tiled walls. Spotlight. Extractor.

### BEDROOM FOUR

9'10 x 9'10 (3.00m x 3.00m)  
New fitted carpet. Radiator. UPVC double glazed window with fitted blind.

### FAMILY BATHROOM

8'06 x 7'06 (2.59m x 2.29m)  
Grey laminate flooring. Part tiled walls. White free standing bath with mixer taps. Wash basin and wc within a fitted unit. Spotlights. Extractor. UPVC double glazed window with fitted blind. Stainless steel centrally heated towel rail radiator.

### BEDROOM TWO

14'02 x 11'11 (4.32m x 3.63m)  
Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Under eaves storage cupboard.

### EN-SUITE SHOWER ROOM

11'04 x 3'11 (3.45m x 1.19m)  
White suite including wc with concealed cistern, contemporary style wash basin and rain head shower. UPVC double glazed window with fitted blind.

## SECOND FLOOR

With access from the first floor landing by a most attractive staircase. UPVC double glazed window. Radiator.

### LANDING

New fitted carpet. Spotlights. Access to under eaves storage. Double glazed timber Velux window with integral blind.

### HOME OFFICE/PLAYROOM

27'10 x 7'11 (8.48m x 2.41m)  
New fitted carpet. Spotlights. Two radiators. Two timber double glazed Velux windows with integral blinds.

### SHOWER ROOM

7'10 x 6'09 + shower (2.39m x 2.06m + shower)  
Grey laminate flooring. White contemporary style wc, wash basin and big walk in rain head shower. Double glazed timber Velux window with integral blind. Spotlights. Stainless steel centrally heated towel rail radiator.

## OUTSIDE

There's a lovely paved patio to the rear and the use of a private and manageable garden with terraced lawns.

There is a garden area to the front of the property and a wide tarmac driveway with electric gate leading to the...


### INTEGRAL DOUBLE GARAGE

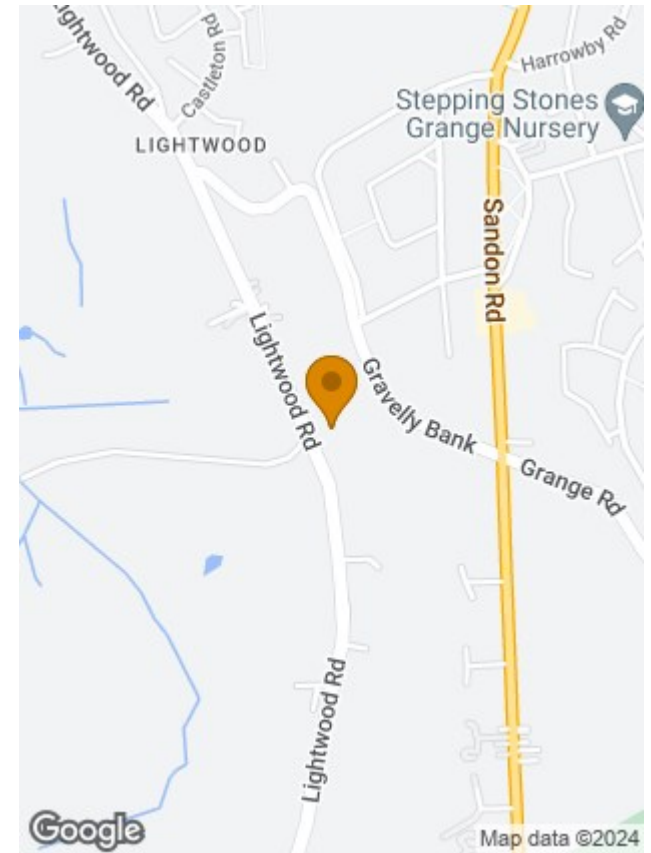
21'03 x 17'01 maximum (6.48m x 5.21m maximum)  
Two electric roller doors. Spotlights. Single drainer sink unit. Cupboard containing the Baxi gas central heating boiler and pressurized hot water cylinder.







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>85</b>	<b>90</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - F



### 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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