Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists

1 Charolais Crescent, Lightwood, Stoke-On-Trent, ST3 4TD

£365,000

- Prime Location
- Four Bedrooms
- Sun Room Extension
- Cloakroom/Wc
- Large Garden Room/Potential Home Office
- En-Suite Shower Room
- Two Reception Rooms
- Separate Utility Room

FOUR BEDROOMS, EN-SUITE SHOWER ROOM AND A LARGE GARDEN ROOM!

Not only does this detached house have an excellent appearance and occupy a prime elevated location, but it also contains excellent extended accommodation, complete with two reception rooms, sunroom, fitted kitchen, utility room, ground floor cloakroom and even a large and useful garden room!

Step inside the property and you will appreciate that the accommodation flows in a really practical way. In addition to the utility room and cloakroom there is a delightful lounge, leading via an open archway into the dining room and then into a sunroom extension with velux windows. This in turn leads into the fully fitted kitchen, whilst on the first floor you will find four bedrooms together with a family bathroom and en-suite shower room to the master bedroom.

The block paved driveway at the front of the house can easily accommodate two cars and the rear garden features a substantial garden room with UPVC double glazed double doors, light and power, this could so easily be used as a home office, subject to individual requirements.

For more information contact us.

GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door. Laminate look vinyl flooring. Stairs leading to the first floor. Double doors into the...

UTILITY ROOM
9'5 x 7'11 (2.87m x 2.41m)
Laminate look vinyl flooring. Range of cupboards and worktops together with plumbing for washing machine and space for dryer. Radiator. UPVC double glazed window with fitted vertical blinds. Door leading into the...

HALLWAY
Laminate look vinyl flooring. Lots of space for coats etc together with a built in storage cupboard and boiler cupboard with gas combi boiler. UPVC double glazed external side door.

CLOAKROOM/WC
Laminate look vinyl flooring. Radiator. White wash basin and low level wc.

LOUNGE
14'9 x 11'2 (4.50m x 3.40m)
Fitted carpet. Two radiators. UPVC double glazed bay window with fitted vertical blinds. Elegant fireplace with living flame gas fire. Under stairs storage cupboard. Open archway leading into the...

DINING ROOM
9'8 x 8'7 (2.95m x 2.62m)
Fitted carpet. Radiator. Double doors leading into the...

SUN ROOM
14'3 x 9'2 (4.34m x 2.79m)
Laminate flooring. Radiator. Two timber velux windows and two double glazed windows with fitted vertical blinds. UPVC double glazed double doors with fitted vertical blinds leading out into the garden. Archway leading into the...

FITTED KITCHEN
14'2 x 9'8 (4.32m x 2.95m)
Excellent range of shaker style wall cupboards and base units with an off white paint effect finish together with integrated gas hob, cooker hood, double under oven and dishwasher. Space for table and chairs as well as space for a large fridge freezer. Tiled floor and part tiled walls. Radiator. Extractor. UPVC double glazed window. Door into the dining room.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. Access by a loft ladder to the loft.

MASTER BEDROOM
12'2 x 10'4 (3.71m x 3.15m)
Fitted carpet. Radiator. Impressive arched UPVC double glazed window. Built in wardrobes.

EN-SUITE SHOWER ROOM
7'4 x 3'10 (2.24m x 1.17m)
Fitted carpet. Radiator. UPVC double glazed window. Extractor. White low level wc, pedestal wash basin and room width shower.

BEDROOM TWO
12'2 x 8'9 (3.71m x 2.67m)
Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobe.

BEDROOM THREE
10'2 x 7'5 (3.10m x 2.26m)
Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM
6'8 x 6'7 (2.03m x 2.01m)
White suite with shower fitting to the bath. Panelled walls. Extractor. Centrally heated towel rail radiator. UPVC double glazed window. Tile effect vinyl flooring.

BEDROOM FOUR
9'10 max x 8'8 (3.00m max x 2.64m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

OUTSIDE
There's a two car block paved driveway and lawned garden to the front of the house whilst the rear is a landscaped garden on three levels with paved patios and a...

GARDEN ROOM
27'11 x 9'2 internal measurements (8.51m x 2.79m internal measurements)
Two sets of UPVC double glazed external doors and a UPVC double glazed window... all with fitted blinds. Light and power.

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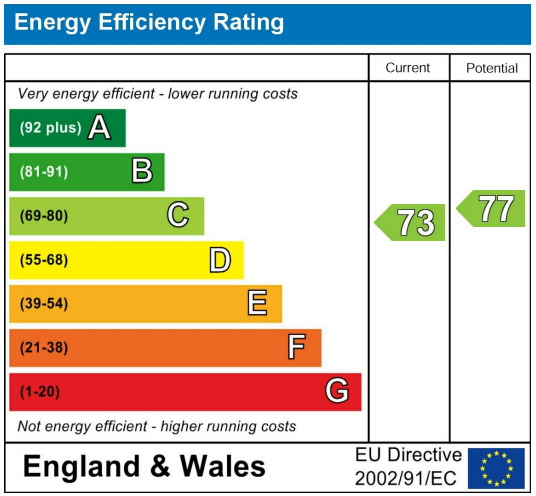
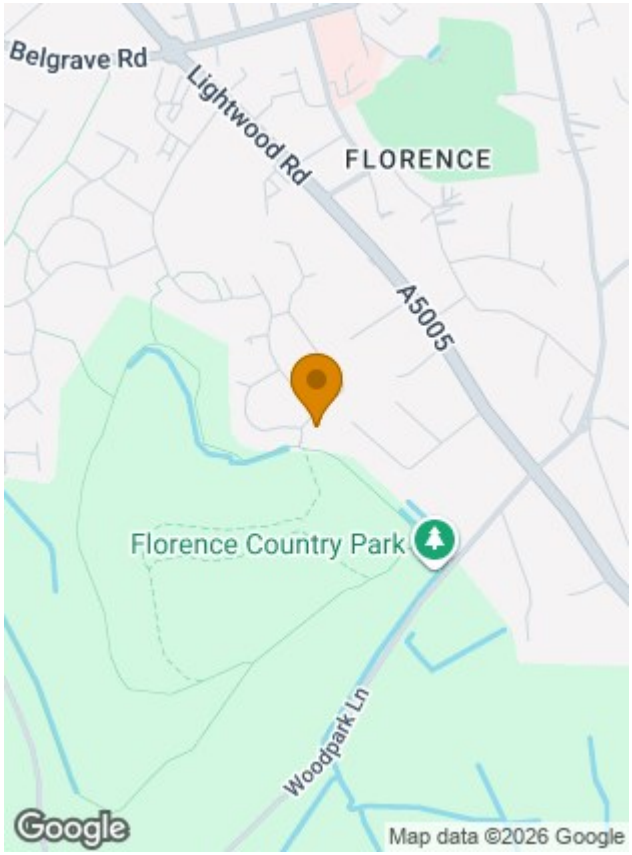

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
77
England & Wales
EU Directive 2002/91/EC


Belgrave Rd
Lightwood Rd
FLORENCE
A5005
Florence Country Park
Woodpark Ln
Google
Map data ©2026 Google

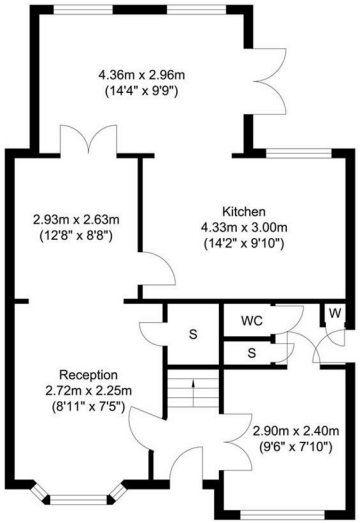
MATERIAL INFORMATION

Tenure - Freehold

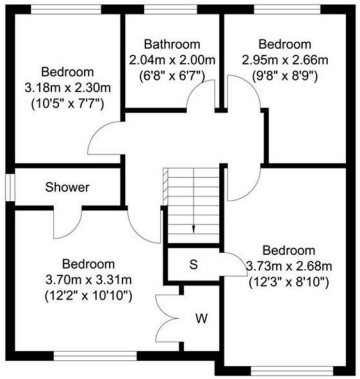
Council Tax Band - D

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.



Ground Floor



First Floor

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

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