

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



63 Durham Drive, Lightwood, Stoke-On-Trent, ST3 4TG

£390,000

- A Modernised Detached House
- Double Garage
- Utility
- Study/Gym
- Four Bedrooms
- Conservatory
- Dining Room
- En-Suite & Family Bathroom

A modernised four bedroom property with a double garage and south facing garden!

You don't have to leave the county to find a better house than here on Durham Drive. The heart of the home has to be the open plan kitchen which has an abundance of storage, integrated appliances and even a wine cooler. The lounge is tastefully appointed and a very comfortable room with bespoke media wall and you'll also find an insulated conservatory, utility room, downstairs WC and even an office!

The property has four bedrooms upstairs with the master bedroom benefitting from a modern tiled en-suite shower room and the family bathroom has also been updated with attractive tiling. All of the bedrooms have integral wardrobes for additional storage.

A family home is not complete without a double garage and a beautifully landscaped south facing rear garden.

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. LVT flooring. Radiator. Stairs to the first floor.

WC

Laminate flooring. Heated towel rail radiator. Wash basin and wc. UPVC double glazed window.

STUDY/GYM

10'3 x 9'10 (3.12m x 3.00m)

Laminate flooring. Two UPVC double glazed windows. Radiator.

KITCHEN

14'9 x 11'10 (4.50m x 3.61m)

LVT flooring. Range of wall cupboards and base units with a gloss cream finish with integrated oven, induction hob, fridge freezer, wine cooler, dishwasher and extractor hood. UPVC double glazed window. Tiled splashback. Under stairs storage. Open archway into the...

DINING AREA

11'4 x 9'3 (3.45m x 2.82m)

Fitted carpet. Radiator. Feature wallpaper wall. Radiator. Double doors into the lounge. UPVC double doors into the conservatory.

UTILITY ROOM

6'8 x 5'10 (2.03m x 1.78m)

LVT flooring. Worktop with wall and base units. Plumbing for washing machine. Radiator. UPVC external door.

LOUNGE

15'7 x 11'4 (4.75m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed bay window. Feature panelled wallpaper. Media wall with shelving.

CONSERVATORY

11'11 x 9'9 (3.63m x 2.97m)

UPVC double glazed windows and door. Insulated an cladded roof. Electric fire. Laminate flooring.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Glass balustrade with timber hand rail. Radiator. Access to the loft.

BEDROOM ONE

11'6 x 10'6 (3.51m x 3.20m)

Fitted carpet. UPVC double glazed window. Decorative wallpaper. Fitted cupboard. Integral wardrobe. Radiator.

BEDROOM TWO

12'0 x 8'10 (3.66m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window. Integral double wardrobe.

BEDROOM THREE

9'3 x 8'10 (2.82m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window. Integral wardrobe with hanging rail.

BEDROOM FOUR

9'0 x 6'2 (2.74m x 1.88m)

Fitted carpet. Radiator. UPVC double glazed window. Large fitted wardrobes with sliding mirrored doors.

FAMILY BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

Modern white/grey suite with a P shaped bath with shower over, wash basin and wc. Tiled floor and walls. UPVC double glazed window. Heater towel rail radiator. Spotlights.

OUTSIDE

There is a large south facing rear garden with a porcelain patio, sleeper border, outside tap, lawn area and a paved area with a pergola.

The tarmac driveway at the front of the property leads to a...

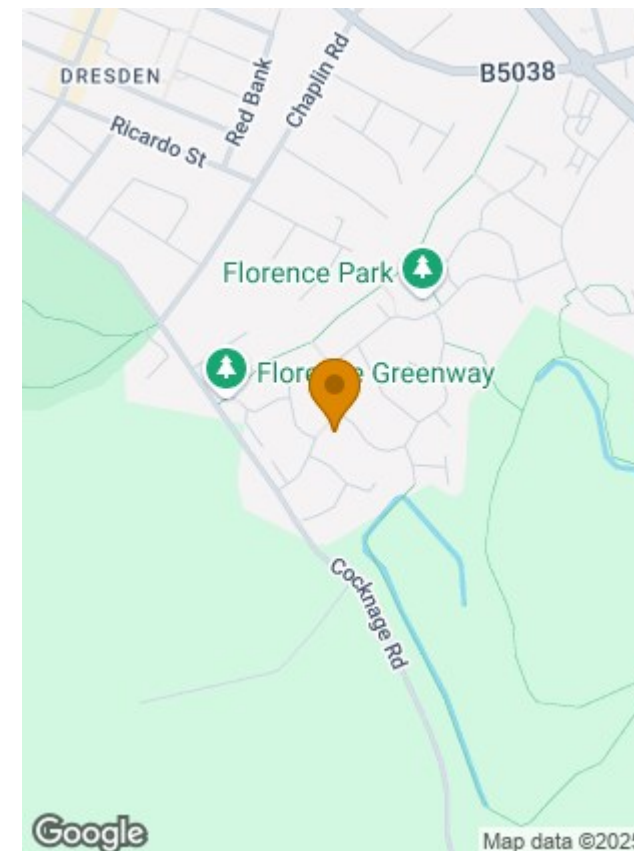
ATTACHED DOUBLE GARAGE

Light and power.





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		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E



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

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