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Estate Agents

the best move you'll make

Letting and Management Specialists



62 Castleton Road, Lightwood, Stoke-On-Trent, ST3 7TD

£475,000

- No Expense Spared
- Two Shower Rooms And One Bathroom
- Utility Room
- Four Bedrooms
- Unique Specification
- The Ultimate Fitted Kitchen
- Magnificent Dining Room
- Solar Panels, Batteries & Inverto Ready For Connection

UNBELIEVABLE SPECIFICATION AND ACCOMMODATION!

Couple the Lightwood address of this detached house with the unique and no expense spared extension and specification that it offers and you will appreciate that at the level of asking price at which it is on offer for it almost represents a bargain!

To experience the quality that is in evidence throughout this property personal inspection is most definitely recommended! Features include suspended ceilings with LED and mood lighting, magnificent media wall and a kitchen designed by professionals and executed to a first-class standard.

You will also find two magnificent shower rooms on the first floor as well as a fully equipped bathroom on the ground floor with a jacuzzi type bath and to the rear of the property the dining room is a quite an exceptional facility. The house has two further impressive reception rooms, a beautifully presented and extensive porcelain paved patio area and there is a tarmac driveway to the front in addition to unrestricted on-street parking that is available in Castleton Road.

For more information please call or e-mail.





GROUND FLOOR

ENTRANCE HALL
Composite double glazed front door and windows. Fitted carpet. Radiator. Feature LED lighting. Staircase leading to the first floor with light oak and glass balustrades.

SITTING ROOM
19'4 + bay x 11'7 (5.89m + bay x 3.53m)
Fitted carpet. Radiator. UPVC double glazed bay window with fitted blinds. Suspended ceiling with spotlights and mood lighting. Double doors leading into the...

GAMES/ PLAY ROOM
10'4 x 9'8 (3.15m x 2.95m)
Fitted carpet. Radiator. Stunning suspended ceiling with feature LED lighting. Open archway leading into the...

DINING ROOM
20'11 x 10'11 (6.38m x 3.33m)
Fitted carpet. Stunning suspended ceiling with feature LED lighting. Fitted freezer and storage cupboards. UPVC double glazed window with fitted blind. UPVC double glazed doors opening onto the patio. Please note that there is ample room to seat 12 people for dinner in this room.

LOUNGE
16'2 x 15'4 (4.93m x 4.67m)
Fitted carpet. Radiator. Two UPVC double glazed windows with fitted blinds. Spotlights. Magnificent media wall with integrated lighting.

FULLY FITTED KITCHEN
18'9 x 9'11 (5.72m x 3.02m)
The kitchen has been designed to an extremely high professional standard! Outstanding range of fitted quality wall cupboards and base units with a range of integrated appliances which includes two ovens, microwave, warming drawer, full height fridge, gas hob and dishwasher. Grey laminate flooring. Feature lighting. Radiator. UPVC double glazed window and external door.

UTILITY ROOM
9'11 x 6'3 (3.02m x 1.91m)
Grey laminate flooring to match the kitchen. Radiator. UPVC double glazed window with fitted blind. Integrated washing machine and dryer. Concealed gas central heating boiler.

HALLWAY
Grey laminate flooring.

SUPERB BATHROOM
7'6 x 6'6 (2.29m x 1.98m)
Aqua panelled walls. A beautifully presented white suite including a jacuzzi type bath with shower over. Extractor. UPVC double glazed window with fitted blind. Fitted storage cupboard.

FIRST FLOOR

LANDING
Fitted stair and landing carpets. Feature lighting. Access to the loft. Radiator. Cupboard containing the pressurised hot water cylinder.

BEDROOM ONE
17'2 x 12'5 (5.23m x 3.78m)
Fitted carpet. Radiator. Extensive range of fitted wardrobes to two walls. Feature LED ceiling lighting.

BEDROOM TWO
11'6 x 10'11 (3.51m x 3.33m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Fitted wardrobe and dressing table with concealed lighting. Feature LED ceiling lighting.

BEDROOM THREE
11'10 x 10'10 (3.61m x 3.30m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Fitted wardrobe and dressing table with concealed lighting. Feature LED ceiling lighting.

BEDROOM FOUR
10'6 x 9'1 (3.20m x 2.77m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Spotlights. Complete range of fitted wardrobes and shelving. Built in storage cupboard.

SHOWER ROOM
6'9 x 5'9 (2.06m x 1.75m)
Grey laminate flooring. Aqua panelled walls. Walk in shower, oval wash basin and wc with concealed cistern.

FAMILY SHOWER ROOM
8'4 x 7'0 (2.54m x 2.13m)
Grey laminate flooring. Marble effect wall panelling. Walk in shower with rain head shower, oval wash basin and wc with concealed cistern - all with matt brushed "gold" fittings. Extractor. Concealed and integrated washing machine and dryer.

OUTSIDE
There is a tarmac driveway to the front of the house and extensive porcelain patio area to the rear together with an external tap and lighting.

N.B. Solar panels together with batteries and inverter and all wiring are installed at this property ready for final connection!

A comprehensive camera and security system is installed at this property and will be included in the sale.








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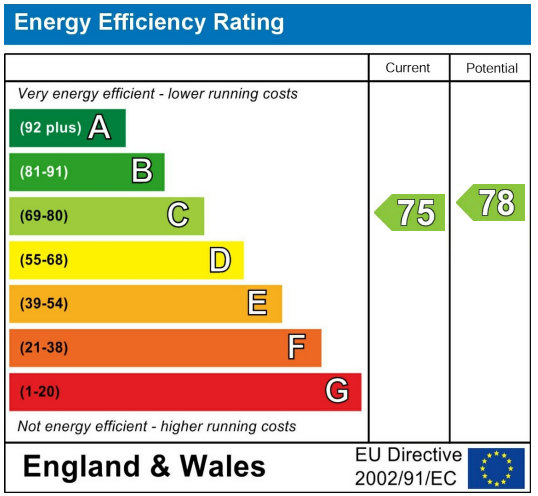

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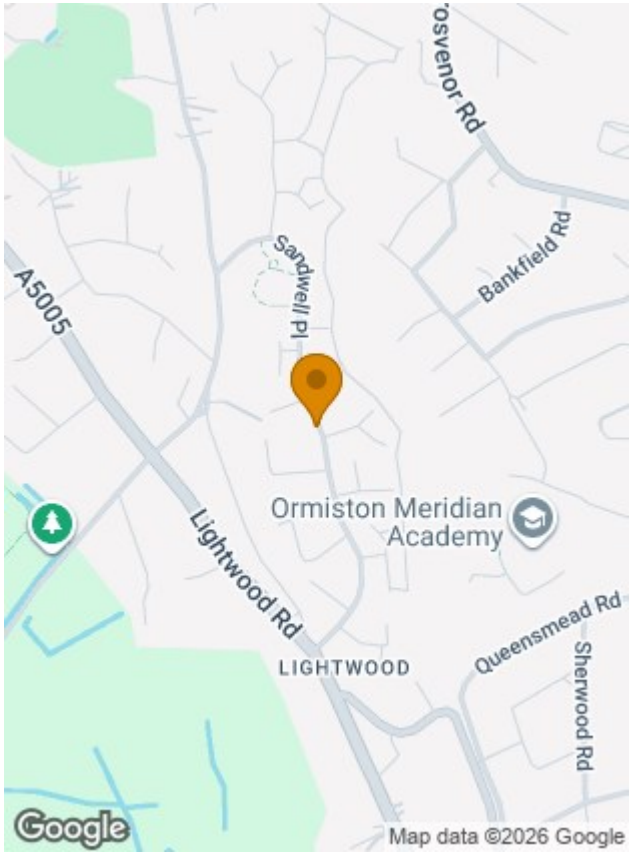

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
78
England & Wales
EU Directive 2002/91/EC


Osvenor Rd
Sandwell Pl
Bankfield Rd
A5005
Ormiston Meridian Academy
Lightwood Rd
LIGHTWOOD
Queensmead Rd
Sherwood Rd
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Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

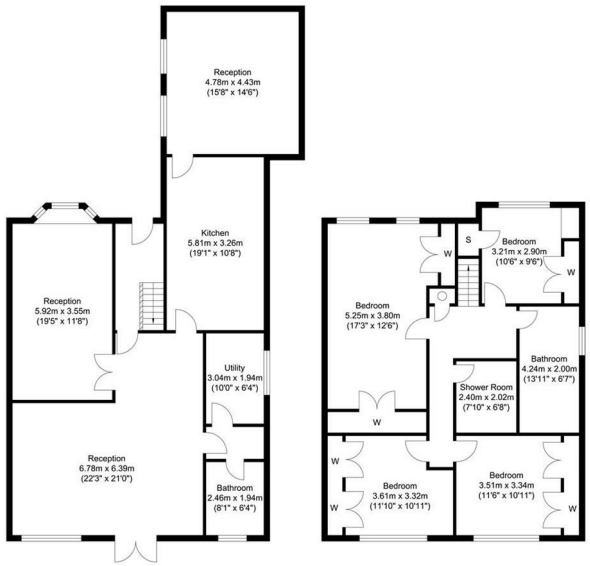
Council Tax Band - D





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.



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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