



14 Partridge Close, Meir Park, Stoke-On-Trent, ST3 7FL

£365,000

- Unexpectedly Back On The Market For Sale
 - Four Bedrooms + En-Suite
 - Fully Fitted Kitchen/ Family Room
 - Three/ Four Car Drive

- Watch Our Online Video Tour!
 - Two Reception Rooms
 - Pressurised Water System
 - Integral Garage

UNEXPECTEDLY BACK ON THE MARKET FOR SALE - EXCEPTIONAL ACCOMMODATION AND A HIGH FINISH!

Attention to detail by the present owners has ensured that the standard of finish offered by this impressive detached house is on a par with the extensive and much improved accommodation that it offers.

We have to say that this house is much larger than perhaps its external appearance might lead you to believe. It combines a three potentially four car driveway with a most useful garage with an electronically operated roller door and within the property you will find accommodation which features a separate lounge and dining room in addition to a magnificent family room combining a fully fitted kitchen with a sitting area from which bi-fold doors lead out into the garden.

In addition to a ground floor cloakroom with a W/C there is a first floor family shower room/ wet room and four bedrooms complete with en-suite shower room to the master bedroom.

Please note that three of the four bedrooms are doubles and the fourth bedroom is a generously proportioned single.

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



ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Radiator. Understairs storage cupboard. Stairs leading to the first floor.

CLOAKROOM/ WC

Tiled floor. Part tiled walls. White suite comprising of low level W/C and wash basin within a fitted unit. UPVC double glazed window. Door leading in to the garage.

LOUNGE

16'10 x 11'11 front (5.13m x 3.63m front)

Laminate flooring. Radiator. UPVC double glazed window with fitted white shutters. Elegant fireplace with living flame gas fire. Double doors leading into the ...

DINING ROOM

12'1 x 9'11 rear (3.68m x 3.02m rear)

Laminate flooring. Radiator. UPVC double glazed patio doors (With fitted vertical blinds) leading into the garden. Door into the ...

KITCHEN/ FAMILY ROOM/ SITTING ROOM

18' x 14' (5.49m x 4.27m)

An exceptional room with grey laminate flooring and a superbly fitted kitchen area with a range of black fitted wall cupboards and base units together with integrated eye level oven, microwave, fridge freezer, dishwasher, electric hob with integrated carbon filter. White Belfast sink. Excellent range of Quartz worktops. Integrated wine cooler. Vintage style radiator to the sitting area and contemporary style vertical radiator to the kitchen area. Spotlights. UPVC double glazed window with integrated blinds to the kitchen area and Bi-fold doors with integrated blinds leading out on to the decking from the sitting area.

FIRST FLOOR

GALLERY LANDING

Fitted stair and landing carpets. Approached by an interesting curved staircase with UPVC double glazed window. Airing cupboard with pressurised hot water cylinder.

MASTER BEDROOM

12'11x 10' + recess (3.94mx 3.05m + recess)

Fitted carpet. Radiator. UPVC double glazed window with fitted white shutters.

EN-SUITE SHOWER ROOM

7'8 x 4'3 max measurements (2.34m x 1.30m max measurements)

Tiled floors. Tiled walls. White suite featuring pedestal wash basin. Low level W/C and walk in shower. Vertical stainless steel towel rail radiator. Spotlights. UPVC double glazed window.

BEDROOM TWO

11'5 x 9'11 (3.48m x 3.02m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9' x 9' (2.74m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window with fitted white shutters.

BEDROOM FOUR

9'1 x 6'8 +recess (2.77m x 2.03m +recess)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

FAMILY SHOWER ROOM

6'6 x 5'4 (1.98m x 1.63m)

Finished to a high standard and with a rain shower, white wash basin and low level W/C. UPVC double glazed window. Spotlights. Vertical radiator.

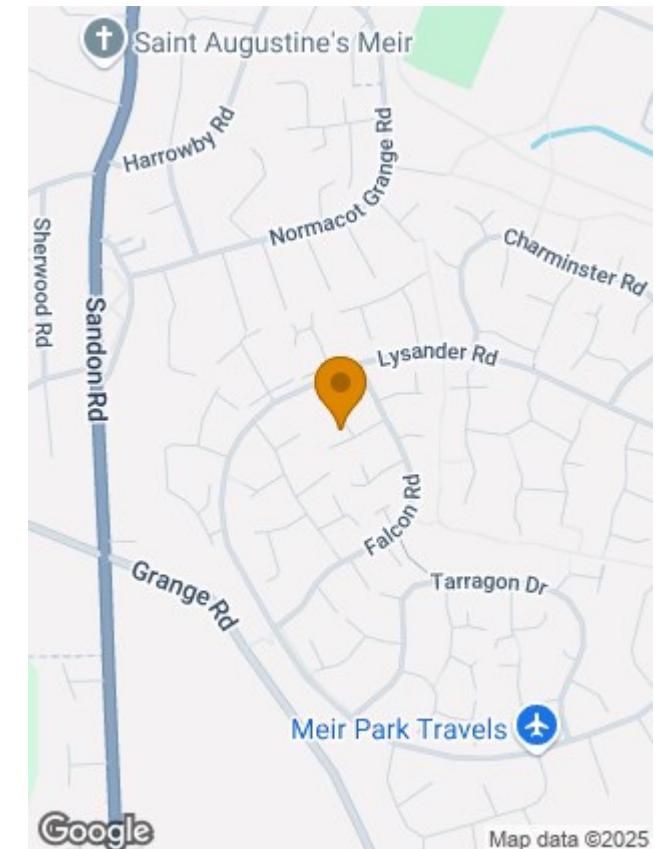
OUTSIDE

There is a three or potentially four car tarmac driveway to the front of the house and an integral single garage with electric roller shutter door, light power and Worcester combi boiler and plumbing for a washing machine. There is a delightful fully enclosed rear garden with a manageable lawn and extensive areas of decking in optimum location around the garden to catch the sun. There is also external lighting and outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C	71	
(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 - 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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