



## 12 St. Davids Way, Knypersley, ST8 7XA

£365,000

- Four Bed Detached Home
- Versatile Study/ Playroom
- Rear Conservatory Overlooking The Gardens
- Driveway Providing Ample Off-Road Parking
- Three Reception Rooms Plus A Rear Conservatory
- Modern Fitted Kitchen
- Master Bedroom Having En-Suite Shower Room
- Family lounge Leading Through To Formal Dining Room
- Separate Utility Room
- Detached Double Garage

# 12 St. Davids Way, Knypersley ST8 7XA

**\*\*WATCH OUR VIDEO TOUR\*\*PRICED TO SELL\*\*** superb sized four-bedroom detached with open fields to the rear, three reception rooms plus a rear conservatory, positioned on the ever popular St. David's Way in Knypersley. Detached double garage. This impressive property offers generous living accommodation, beautifully landscaped gardens, and a private open aspect to the rear, perfect for modern family life.



Council Tax Band: D



The ground floor features a welcoming entrance porch leading to a spacious hallway. There is a family lounge with double doors connecting through to the formal dining room with an adjoining conservatory. There's also a versatile study/playroom, ideal for working from home or additional family space. The modern fitted kitchen is complemented by a separate utility room for added practicality. The rear conservatory provides a peaceful retreat overlooking the stunning landscaped gardens, offering an ideal setting for relaxation.

Upstairs, there are four double bedrooms, with the master bedroom benefiting from an en-suite shower room, alongside a modern family bathroom.

Externally, the property boasts beautifully landscaped gardens with a summer house and an attractive feature waterfall, creating a tranquil outdoor haven. The side garden presents further potential to extend or develop an outdoor entertaining space (subject to planning). A detached double garage, driveway, and ample parking complete this exceptional home.

A truly impressive property combining space, style, and opportunity, viewing is highly recommended.

#### **Entrance Porch**

Having a UPVC double glazed front entrance door, Minton style tiled floor, timber half glazed front entrance door with stained glass motif.

#### **Entrance Hall**

Having porcelain high gloss tile floors, radiator, stairs to first floor landing.

#### **Ground Floor Cloaks**

Having a WC and wash handbasin. Radiator, UPVC double glazed window to the side aspect, continuous high gloss porcelain tiled floor.

#### **Study/Playroom**

5'7" x 7'3"

Having a UPVC double glazed window to the front aspect, laminate flooring. Radiator.

#### **Lounge**

11'3" x 16'0"

Having feature fireplace with oak surround and tiled hearth. Wall light points, UPVC double

glazed window to side. UPVC double glazed window to the front aspect, 2 x radiators. Double glazed doors opening through into the dining room. TV point.

#### **Dining Room**

9'1" x 9'1"

Having oak effect laminate flooring, radiator. UPVC double glazed French doors through to the conservatory.

#### **Conservatory**

11'3" x 9'3"

UPVC construction with polycarbonate roof having a brick base with UPVC double glazed windows to the rear and sides overlooking the gardens. UPVC double glazed patio doors giving access onto the gardens.

#### **Kitchen**

10'10" x 14'9" reducing to 9'3"

Having a range of modern shaker style wall mounted cupboards and base units with wood effect laminate works surface over. Incorporating ceramic sink unit with mixer tap over, Neff integral dishwasher, gas hob with extractor fan over and Bosch double oven and combination grill. Undercover lighting, UPVC double glazed window to the rear aspect overlooking the gardens, radiator. Pantry store.

#### **Separate Utility**

5'6" x 5'1"

Having matching wall and base units with wood effect worksurface over with incorporating ceramic sink with mixer tap over. Worcester Gas fire central heating boiler plumbing for washing machine and space for dryer UPVC double glazed door to the rear aspect.

#### **First Floor Landing**

Having access to loft space, mains fitted smoke alarm.

#### **Bedroom One**

15'8" reducing to 12'11" x 11'6"

Having a UPVC double glazed window to the front aspect, radiator, built-in store cupboard. Door to en-suite having an enclosed shower cubicle with bifold glazed door with thermostatically controlled shower, low-level WC, pedestal wash hand basin, radiator, shaver

point, , extractor fan, recessed LED lighting to ceiling. UPVC Double glazed obscured window to the side aspect.

### **Bedroom Two**

12'4" x 9'3"

Having built-in double wardrobe with hanging and rail shelving, separate store cupboard with radiator. Radiator. UPVC double glazed window to the front aspect.

### **Bedroom Three**

7'11" x 9'7"

Having a UPVC double glaze window to the rear aspect overlooking the gardens, radiator. Including freestanding wardrobe.

### **Bedroom Four**

9'7" x 8'7"

Having a UPVC double window to the rear aspect overlooking the rear garden, radiator.

### **Family Bathroom**

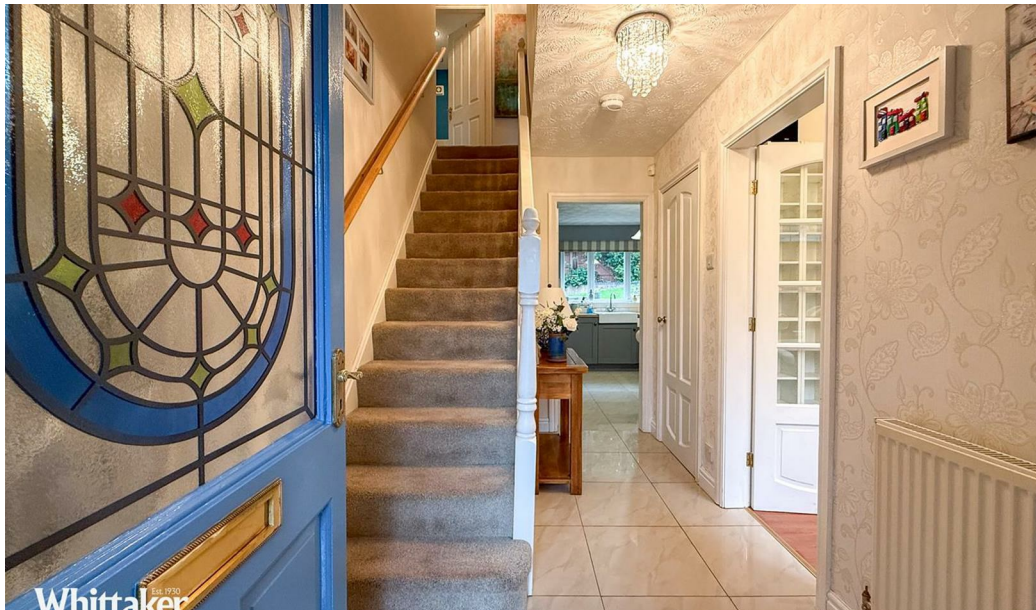
Having a panelled bath with over bath thermostatically controlled shower, wash hand basin in vanity storage unit, low level WC. Part tiled walls, radiator, UPVC double glazed obscured window to the rear aspect, extractor fan.

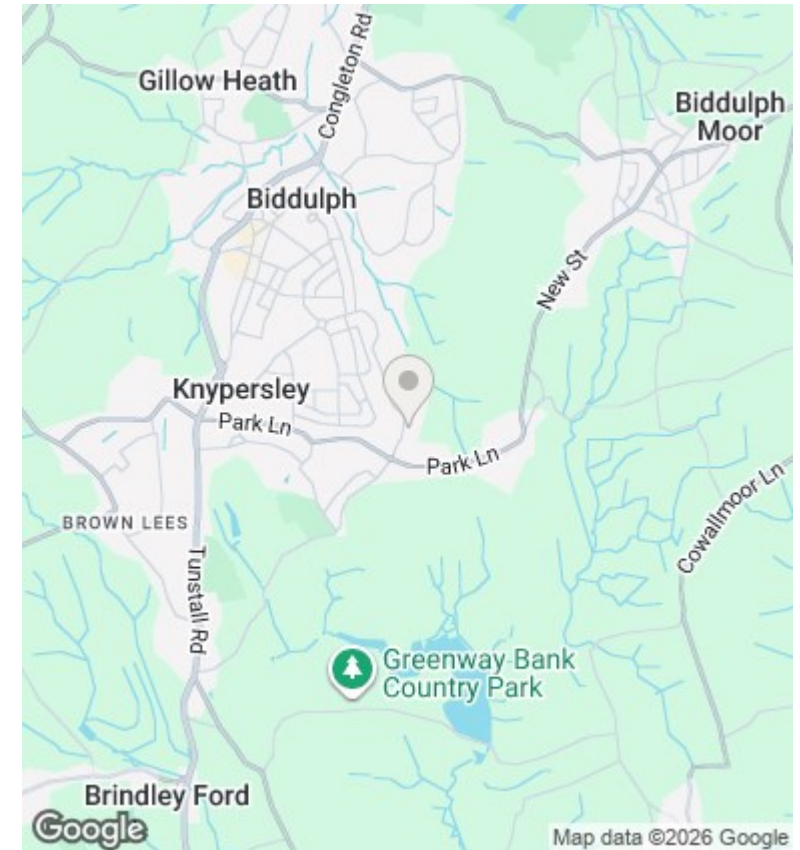
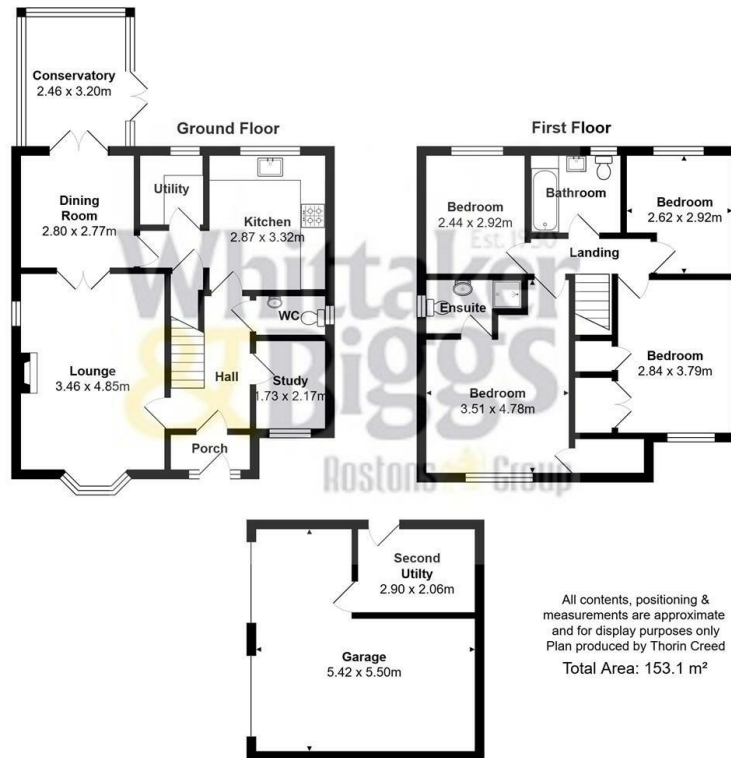
### **Externally**

The property is approached from the roadside onto a driveway providing ample off-road parking for several vehicles attractive feature borders. Gated side access through to the rear gardens. Detached garage having metal up and over doors.

To the rear, there is a landscape rear garden having an elevated lawn with feature borders and attractive cascading waterfall feature. Steps down to the paved patio area with retaining walls. Summer house which is insulated and has electrics, side garden offering further potential. Fully enclosed enjoying a good degree of privacy having an open rear aspect.







## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	