



14 Long Lane, Harriseahead, Stoke-On-Trent, ST7 4LQ

Offers In Excess Of £300,000

- Three Bedroom Extended Detached Bungalow
- Master Bedroom Having En-Suite
- Ample Off Road Parking Suitable For A Motorhome or Caravan
- Semi-Rural Location
- Extended Dining / Kitchen
- Utility Room
- Detached Garage
- Generously Proportioned Lounge
- Extended Family Bathroom
- Rear Garden With Entertaining Area

14 Long Lane, Stoke-On-Trent ST7 4LQ

An impressive extended bungalow with beautifully styled interior, where the accommodation is considerably more substantial than the frontage might first suggest.

A rare opportunity at this price point, this impressive and substantially extended three-bedroom detached bungalow offers an exceptional amount of beautifully presented, versatile accommodation, together with an en-suite principal bedroom, detached garage and generous off-road parking.

Occupying an attractive position within the popular semi-rural area of Harriseahead, the property represents a genuine turnkey opportunity, having been thoughtfully improved and presented to a standard that allows the next owner to simply move in and enjoy. Its deceptive proportions and flexible single-storey layout



Council Tax Band: C



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Occupying an attractive position within the popular semi-rural area of Harriseahead, the property represents a genuine turnkey opportunity, having been thoughtfully improved and presented to a standard that allows the next owner to simply move in and enjoy. Its deceptive proportions and flexible single-storey layout make it equally appealing to families, downsizers or purchasers specifically seeking bungalow living without compromising on space.

One of the property's standout features is the superb extended living accommodation. The generously proportioned lounge and impressive dining kitchen sit alongside one another, with double doors allowing the spaces to connect beautifully when entertaining whilst retaining the option for separation when preferred. Both rooms benefit from French doors opening directly onto the rear garden, creating an excellent relationship between the indoor and outdoor spaces

Entrance Hall

Having a UPVC double glazed front entrance door with obscured glazed panel and an attractive tiled-effect entrance area, complemented by half-height panelled walls. Karndean wood-effect flooring continues through into the inner hallway, together with coving to the ceiling, radiator and Hive heating controls. The hallway also provides access to the loft space and a useful walk-in storage cupboard.

6.13m x 2.98m

A particularly generous reception room with ample space for both lounge and additional occasional furniture. Having continuous Karndean wood-effect flooring, coving to the ceiling and radiator. A modern feature fireplace forms an attractive focal point, having an oak-effect surround with electric fire set upon a contrasting black granite hearth. UPVC double glazed French doors with full-height glazed side panels provide an abundance of natural light and direct access to the rear garden. Double doors open into the adjoining dining kitchen, creating an excellent flow between the two principal living spaces.

Extended Dining Kitchen

20'3" x 9'10"

Extended Dining Kitchen 6.18m x 3.01m

An impressive, extended dining kitchen offering excellent proportions with ample space for a family dining table and chairs. Fitted with a comprehensive range of Shaker-style wall mounted cupboards and base units with granite work surfaces over, incorporating an inset one-and-a-half bowl stainless steel sink unit with matt black flexible hose mixer tap and inscribed drainer. Matching granite upstands and windowsill complete the work surfaces.

There is space for a range-style cooker with fitted chimney-style extractor hood over and tiled splashback, together with space for a fridge freezer. Further features include pelmet and under-cupboard lighting, radiator, coving to the ceiling and continuous Karndean oak-effect flooring. A UPVC double glazed obscured window is positioned to the side aspect, whilst UPVC double glazed patio doors with four glazed side panels provide direct access onto the rear patio and gardens. Double doors open through into the adjoining lounge, providing the option for a more open-plan feel when required.

Utility Room

4'2" x 6'3"

Having a travertine tiled work surface with wall-mounted cupboard housing the Vaillant gas-fired combination central heating boiler. Plumbing and space are provided for a washing machine together with space for a tumble dryer. Continuous Karndean wood-effect flooring and coving to the ceiling.

Family Bathroom

9'10" x 7'8"

A superbly proportioned and stylish family bathroom featuring a double-width walk-in shower enclosure with full-length sliding glazed doors and thermostatically controlled shower, set within an attractive travertine tiled surround. There is also a panelled bath with telephone-style mixer shower tap, low-level WC and wash hand basin incorporated within a vanity storage unit with quartz countertop. A feature vaulted ceiling with Velux rooflight floods the room with natural light, complemented by recessed LED lighting, extractor fan, radiator and continuous Karndean wood-effect flooring.

Bedroom One

9'11" x 12'9"

A well-proportioned principal double bedroom having a UPVC double glazed window to the front aspect, radiator and continuous Karndean oak-effect flooring extending through into the en-suite shower room.

En-Suite Shower Room

Having a corner-set enclosed shower cubicle with Triton electric shower, low-level WC and pedestal wash hand basin. Further features include a white heated towel radiator, extractor fan, recessed LED lighting and coving to the ceiling.

Bedroom Two

10'0" x 8'9"

A further good-sized bedroom having a UPVC double glazed window to the front aspect, radiator, coving to the ceiling and continuous Karndean oak-effect flooring.

Bedroom Three

8'9" into wardrobes x 6'5"

Having two fitted bespoke wardrobes with Shaker-style doors, incorporating hanging rails and shelving to provide excellent storage. UPVC double glazed window to the side aspect, radiator, coving to the ceiling and continuous Karndean oak-effect flooring.

Externally

The property is approached over an extensive block-paved driveway extending along the side of the bungalow, providing generous off-road parking and continuing towards the detached garage. To the front is a neatly maintained lawn with established planting and decorative slate borders, creating an attractive yet relatively low-maintenance frontage.

Detached Garage

Having a pitched roof, electric light and power, UPVC double glazed window and UPVC side entrance door.

Rear Garden

The property enjoys a good-sized and well-established rear garden, offering an attractive combination of lawned and paved areas. A generous paved patio adjoins the bungalow, providing an ideal space for outdoor seating and entertaining, with direct access from the living accommodation.

The garden is principally laid to lawn with mature, well-stocked borders featuring established shrubs and hedging, providing an appealing degree of greenery and privacy. The block-paved driveway continues into the rear, providing access to the detached garage and additional hardstanding.

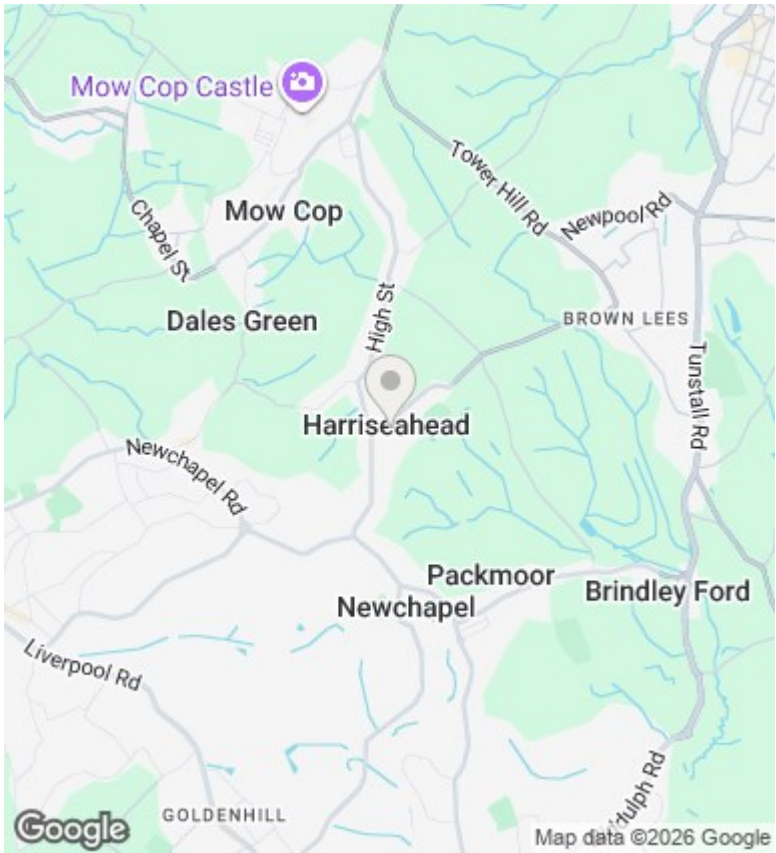
The detached garage is positioned towards the rear of the plot and has a pitched roof, electric light and power, UPVC double glazed window and side entrance door.

AML REGULATIONS

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Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

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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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC