



## 32 St. Davids Way, Knypersley, Stoke-On-Trent, ST8 7XA

£285,000

- Detached home with no upper chain
- Lounge with feature fireplace and conservatory
- Family bathroom
- Convenient location for local schools
- Modern open-plan kitchen/diner
- Three double bedrooms
- Large enclosed rear garden
- Ground-floor cloakroom
- Master bedroom with en-suite
- Driveway parking for multiple vehicles

# 32 St. Davids Way, Stoke-On-Trent ST8 7XA

**PUBLIC NOTICE** Whittaker & Biggs are now in receipt of an offer for the sum of £285,000 for 32 St. Davids Way, Knypersley, ST8 7XA. Anyone wishing to place an offer on this property should contact Whittaker and Biggs, 34 High Street, Biddulph, ST8 6AP, 01782 522117 before exchange of contracts.

Three-Bedroom Detached Home on St David's Way.

This attractive detached property offers a practical layout, generous room sizes, and a sought after location ideal for families.



Council Tax Band: C



The ground floor features a modern open-plan living and dining kitchen with updated units, wood-effect worktops, and metro-style tiling. There is also a refurbished ground-floor cloakroom for added convenience.

To the rear, the spacious lounge includes a feature fireplace and opens directly into the conservatory, providing additional living space and access to the garden. The rear garden is a particularly good size, mainly laid to lawn and fully enclosed.

The first floor offers three double bedrooms. The master bedroom benefits from its own ensuite, and the second bedroom features a bay window. A family bathroom completes the upstairs accommodation.

Externally, the property provides off-road parking for several vehicles along with an integral garage.

Positioned in a popular residential area, the home sits within easy reach of Biddulph High School and James Bateman School, making it a convenient option for families.

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### **Entrance Hall**

Having a privacy double glazed front entrance door, UPVC double glazed side window.

### **Open Plan Kitchen Diner**

24'1" x 12'4"

reducing to 2.74m having

Having a range of wall mounted cupboard and base units, with fitted oak worksurface over. Integral fridge freezer, plumbing for washing machine, electric combination oven and grill separate electric hob over.

Defined dining area with UPVC double glaze window to the front aspect. Oak effect laminate flooring.

### **Lounge**

13'8" x 11'2"

Having patio doors into the conservatory.

### **Conservatory**

Of UPVC construction with dwarf brick base having patio doors leading out onto the rear garden

### **First floor landing**

having access to loft space.

### **Bedroom One**

13'1" x 9'8"

Having a UPVC double glazed window to the rear aspect, views on the horizon of Biddulph Moore, radiator.

### **Ensuite**

having a double width walk-in shower cubicle, low level WC pedestal, wash hand basin. Radiator, UPVC double obscured window to the rear aspect.

### **Bedroom Two**

14'2" x 9'2"

Having a UPVC double glazed window to the front aspect, built in wardrobe.

### **Bedroom Three**

13'6" x 8'3"

Having a walk in UPVC walk in bay window. Radiator.

### **Bathroom**

7'4" x 6'0"

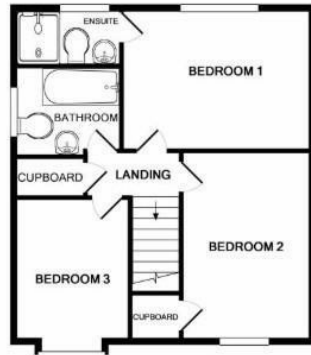
Having a white suite with pedestal wash hand basin, panelled bath with over bath shower. Fully tiled walls and floor. Chrome heated towel rail. UPVC obscured window to the side aspect.







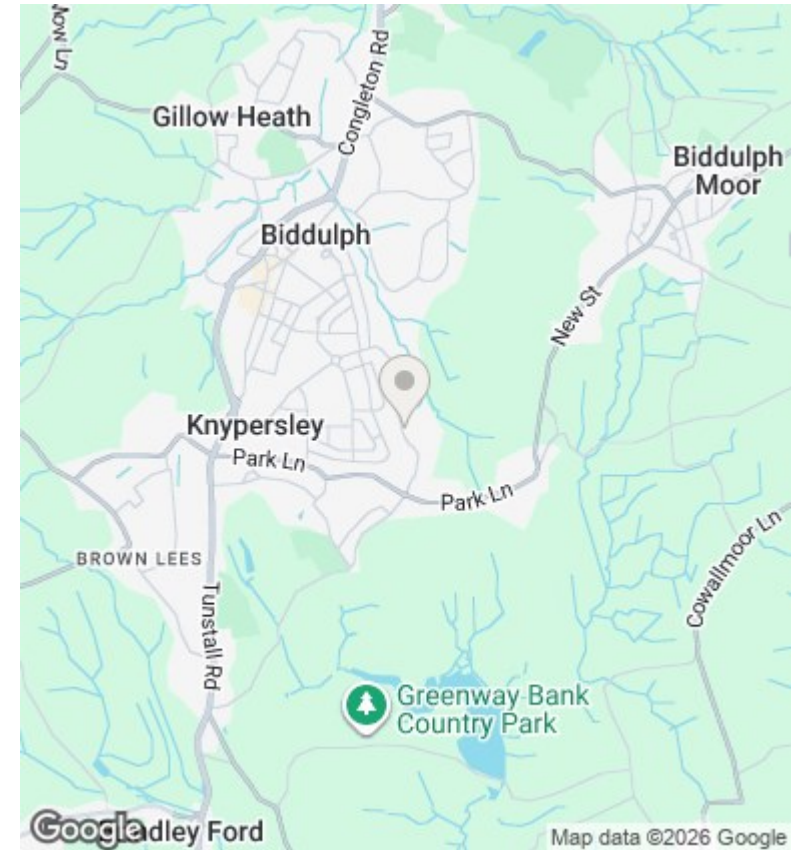
GROUND FLOOR  
APPROX. FLOOR  
AREA 696 SQ.FT.  
(64.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019



## Directions

## Viewings

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

## Council Tax Band

C

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