



## 15 Minerva Close

Knypersley, ST8 6SZ

**Price £250,000**



Here at Carters, we are delighted to welcome to the market this deceptively spacious three-bedroom semi-detached family home. Occupying a generous plot within a quiet cul-de-sac in the highly sought-after residential area of Knypersley, this well-loved property is ideal for growing families.

Conveniently located, the home is within easy walking distance of excellent local schools, amenities, and transport links.

Upon entering, you are welcomed into a bright entrance hall with stairs rising to the first floor. The spacious lounge is positioned to the front of the property, offering a comfortable space for relaxing and entertaining. To the rear, the kitchen/diner features a modern fitted kitchen and provides access through to the conservatory, creating an additional versatile living space overlooking the garden.

The first floor boasts two generously sized double bedrooms and a well-proportioned single bedroom complete with a built-in wardrobe. The family bathroom is located to the rear and offers a good-sized three-piece suite.

Externally, the property continues to impress. The front garden is attractively presented with a selection of plants and shrubs, alongside a tarmac driveway extending to the side, leading to the garage and providing off-road parking for several vehicles. To the rear, the garden is a particular highlight—beautifully maintained, very private, and not overlooked. It is mainly laid to lawn and complemented by a stunning Indian stone patio and a gravel seating area, making it perfect for both relaxing and entertaining.

Viewings are highly recommended to fully appreciate all that this lovely family home has to offer.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Tiled floor. Radiator. Stairs to the first floor.

## Lounge

15'6 x 11'4 (4.72m x 3.45m)

Coal effect gas fire with a marble hearth and feature surround. Laminate flooring. Two radiator's. Television point. Coving to the ceiling. UPVC double glazed window to the front elevation.

## Kitchen/Diner

13'6 x 12'0 (4.11m x 3.66m)

A Spacious modern fitted kitchen comprising of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset a ceramic sink with mixer tap. Built in gas hob, electric oven and extractor fan. Built in dishwasher. There is plumbing for a washing machine. Partly tiled walls. Radiator. Coving to the ceiling. Inset ceiling spotlights. UPVC double glazed windows and UPVC double glazed entrance door to the rear elevation.

## Conservatory

15'1 x 10'7 (4.60m x 3.23m)

Electric heater. UPVC double glazed windows to the side and rear. UPVC double glazed entrance door to the leading to the garden.

## First Floor Landing

Radiator. Loft access. UPVC double glazed window to the side elevation.

## Bedroom One

13'11 x 7'10 (4.24m x 2.39m)

Radiator. Coving to the ceiling. UPVC double glazed window to the front elevation.

## Bedroom Two

10'0 x 7'11 (3.05m x 2.41m)

Radiator. UPVC double glazed window to the rear elevation.

## Bedroom Three

8'1 x 6'4 (2.46m x 1.93m)

Built in wardrobe. Radiator. Coving to the ceiling. UPVC double glazed window to the front elevation.

## Bathroom

A modern fitted three piece suite comprising of a P

shaped bath with shower above. Pedestal wash hand basin. Low level W/C. Partly tiled walls. Towel rail. Inset ceiling spotlights. UPVC double glazed window to the rear elevation.

## Exterior

To the front of the property is a small garden area featuring a variety of plants and shrubs. A tarmac driveway provides off-road parking, extending along the side and leading to a detached brick-built garage.

The rear of the property boasts a spacious lawned garden, complemented by a recently installed Indian stone patio. The garden is bordered by mature shrubs and plants, creating a well-established and attractive outdoor space. An external tap is also available for added convenience.

## Garage

Up and over door, power and lighting.

## Additional Information

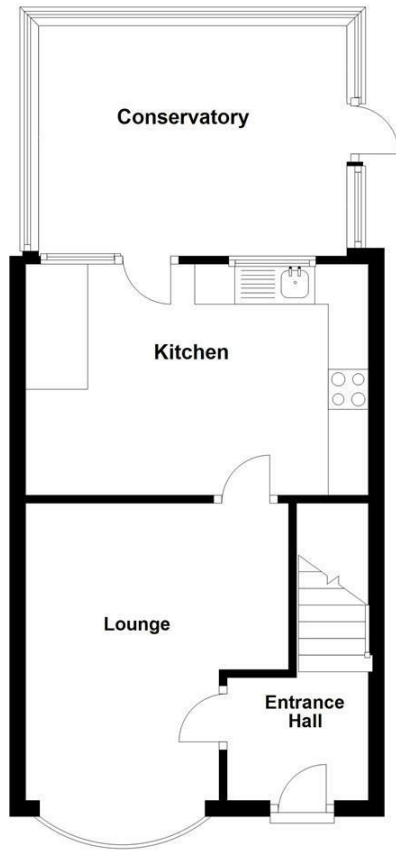
We are lead to believe the property is freehold. Council tax band B.

Total Floor Area: 775 Square Foot / 72 Square Meters.

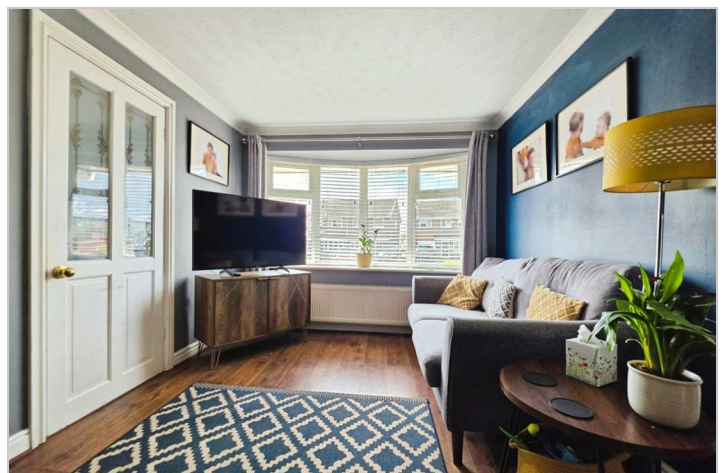
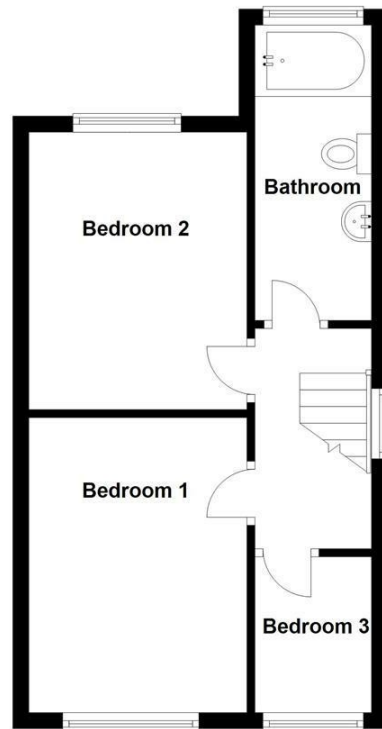
## Disclaimer

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**Ground Floor**



**First Floor**



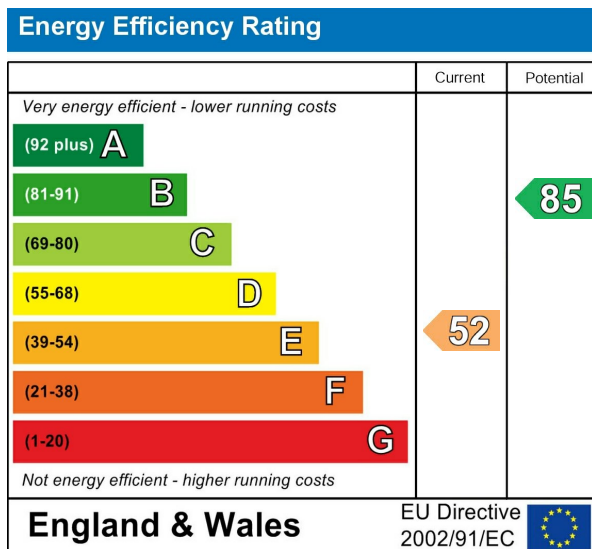
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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