



## 25 Winghay Road

Kidsgrove, ST7 4XJ

**Offers in excess of £330,000**



Carter's are delighted to welcome to the market this exceptionally well-presented executive detached residence, finished to an impressively high standard throughout and occupying a generous corner plot.

Externally, the property enjoys substantial outdoor space, beginning with a large frontage offering off-road parking for up to five vehicles, complete with an electric vehicle charging point. A gated side access leads to the private rear garden, thoughtfully designed for low-maintenance living and featuring a spacious Indian stone patio, artificial lawn, and tall evergreen trees providing a high degree of privacy.

Upon entering the home, you are greeted by a beautiful living room boasting a cozy gas fire with marble surround. To the rear, a separate and stylish dining room benefits from French doors opening directly onto the garden, creating an ideal space for entertaining. The modern kitchen, along with a separate utility room, also enjoys views over the garden and features high-gloss cabinetry and quality integrated appliances.

An internal door from the utility room provides access to the 20ft garage, which is equipped with an electric door, power, and lighting. A ground-floor WC completes the downstairs accommodation.

To the first floor are four beautifully presented bedrooms, including a spacious master bedroom with en-suite facilities and Starplan fitted wardrobes. The accommodation is completed by a newly fitted, luxurious family bathroom suite.

This outstanding home combines executive living with practicality and style, making it an ideal purchase for discerning buyers.

# 25 Winghay Road

Kids Grove, ST7 4XJ

Offers in excess of £330,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Radiator. Access to the stairs. Under stairs storage cupboard. Wood effect tiled flooring.

## Living Room

11'5" x 15'11" (3.48m x 4.85m)

UPVC double glazed box bay window with fitted shutter blinds to the front elevation. UPVC double glazed triangular bay window with fitted shutter blinds to the side elevation.

Coving to the ceiling. Gas fire with a marble surround and mantle. Radiator. TV point.

## Dining Room

12'3" x 8'8" (3.74m x 2.64m)

UPVC double glazed french doors to the rear elevation.

Radiator.

## Kitchen

11'10" x 9'9" (3.61m x 2.97m)

UPVC double glazed window to the rear elevation.

Contemporary fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in double electric oven. Built in four ring gas hob. Built in extractor hood. Integrated dishwasher. Wall mounted solid wood shelving currently used as a coffee station. Recessed ceiling down lighters. Vinyl flooring.

## Utility Room

7'52 x 9'9" (2.13m x 2.97m)

UPVC double glazed entrance

door to the rear elevation. UPVC double glazed window to the rear elevation. Internal door leading to the garage.

Fitted wall and base units with laminate work surfaces. Stainless steel sink. Space and plumbing for a washing machine. Space for a fridge freezer. Recessed ceiling down lighters. Vinyl flooring.

## W.C

UPVC double glazed window to the front elevation.

Recessed w.c. Vanity basin unit with storage under. Chrome heated towel rail. Vinyl flooring.

## Stairs and Landing

Access to the loft which is fully boarded and has a ladder and a light.

## Bedroom One

12'11" x 11'3" (3.66m x 3.43m)

UPVC double glazed box bay window to the front elevation with fitted shutter blinds.

Starplan fitted wardrobes and drawer units. Radiator.

## En Suite

UPVC double glazed window to the side elevation.

Vanity basin unit with storage under. Recessed w.c. Wall mounted shower. Recessed ceiling down lighters. Extractor fan. Tiled walls. Chrome heated towel rail. Non slip wet room vinyl flooring.

## Bedroom Two

12'11" x 7'10" (3.94m x 2.39m)

UPVC double glazed window to the rear elevation

Radiator. Laminate flooring.

## Bedroom Three

8'2" x 9'5" (2.49m x 2.87m)

UPVC double glazed window to the rear elevation

Radiator. Laminate flooring.

## Bedroom Four

7'1" x 9'8" (2.16m x 2.95m)

UPVC double glazed window to the front elevation

Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation.

Luxurious newly fitted three piece bathroom suite comprising of; panel bath with a wall mounted shower over, vanity basin unit with storage under and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. LED mirror. Aqua paneling to the walls. LVT flooring.

## Garage

8'2" x 20'7" (2.49m x 6.27m)

Electric roller garage door to the front elevation.

Power and lighting. Access to loft space.

## Externally

Situated on a generous corner plot, this property benefits from a substantial amount of outdoor space. To the front, a large driveway provides off-road parking for up to five vehicles and includes an electric vehicle charging point. A gated side path leads to the rear garden, which has been designed for low maintenance living. The garden features a spacious Indian stone

patio and artificial lawn, with tall evergreen trees planted by the current vendors to enhance privacy. Additional benefits include CCTV coverage and an external tap for added convenience.

## Additional Information

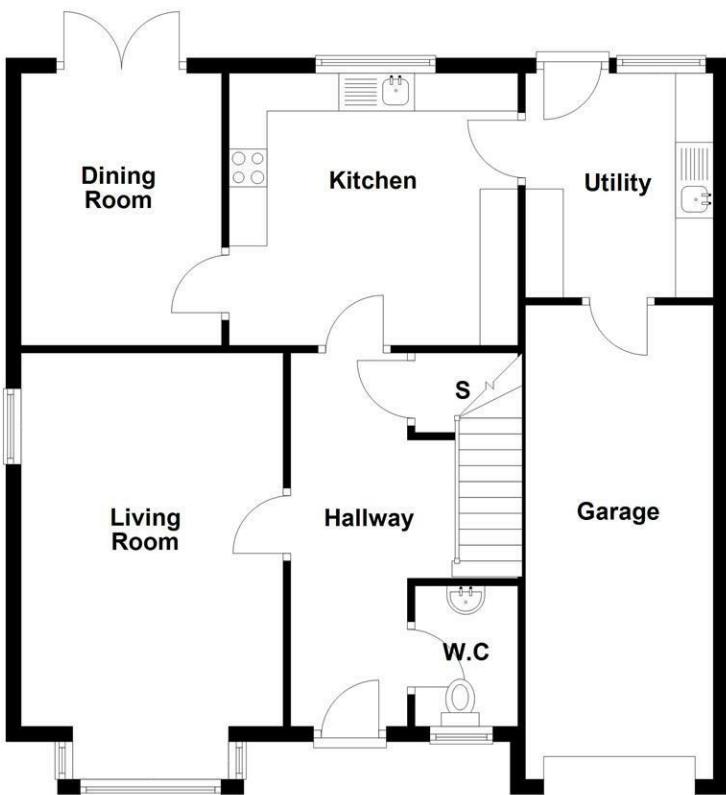
Freehold. Council Tax Band D.

Total Floor Area: TBC.

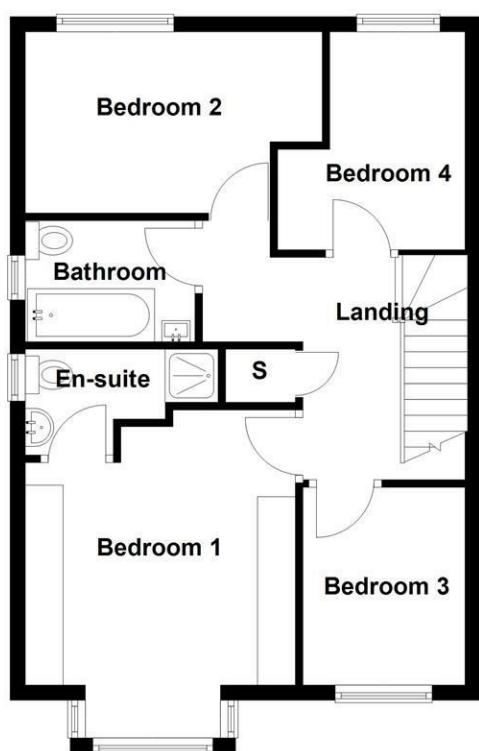
## Disclaimer

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**Ground Floor**



**First Floor**



## Road Map



## Hybrid Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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