



15 Squirrel Hayes Avenue

Knypersley, ST8 7TG

Offers in the region of £485,000



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Carters are proud to present this substantial and impeccably appointed executive residence to the market — a distinguished family home offering generous proportions, refined presentation, and an enviable location.

Positioned at the head of a quiet cul-de-sac within an exclusive development, the property benefits from a south-facing rear aspect. The location is ideal for families, with First, Middle, and High Schools all within close proximity.

The accommodation is extensive and thoughtfully arranged over two floors. There are four double bedrooms, including a principal suite with a dedicated dressing room and a luxurious en-suite. The remaining bedrooms are served by a spacious family bathroom with an inset bath and separate shower. A notable feature is the impressive reception hall with a galleried first-floor landing, creating a striking sense of space and elegance upon entry. The principal lounge is generously proportioned and enhanced by a multi-fuel stove, with French doors opening onto the rear terrace beneath a timber pergola and finished with Indian stone paving — ideal for seamless indoor-outdoor living. The extended open-plan dining and family kitchen is the heart of the home. With clearly defined zones for cooking, dining, and relaxing, the space is perfect for modern family living and entertaining. A study, utility room, and ground floor W.C. further enhance the home's practicality. The south-facing rear garden provides a private and versatile entertaining space, featuring an Indian stone patio, low-maintenance artificial lawn, well-defined shrub borders, and a bespoke powered bar area. To the front, a substantial block-paved driveway offers off-road parking for up to seven vehicles, with provision for an electric vehicle charger, leading to a detached spacious garage.

Properties of this size, quality, and location are rarely available. Early viewing is strongly recommended to fully appreciate this opportunity.

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Entrance Hallway

UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the front elevation. Access to the stairs. Recessed ceiling down lighters. Under stairs storage cupboard. Feature wall paneling. Laminate flooring.

Living Room

19' x 11'11" (5.79m x 3.63m)
UPVC double glazed window to the front elevation. UPVC double glazed french doors to the rear elevation. Multi fuel stove burner with a wood effect ceramic mantle, a tiled surround and slate hearth. Coving to the ceiling. Radiator. TV aerial point. Laminate flooring.

Study

11'1" x 9'1" (3.38m x 2.77m)
UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator. Laminate flooring.

Kitchen / Dining Room

19' x 10'3" (5.79m x 3.12m)
(Open plan with adjoining dining room). UPVC double glazed windows to the front and rear elevations. Contemporary fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Resin one and a half bowl sink with a mixer tap and a drainer. Rangemaster oven having two ovens, a grill and a five ring gas hob with an extractor over. Integrated dishwasher. Space for an American style fridge freezer. Kitchen peninsula having a solid wood butcher block work surface and a built in wine

cooler. Coving to the ceiling. Radiator. Laminate flooring.

Family Room

9'5" x 20'3" (2.87m x 6.17m)
UPVC double glazed window to the front elevation. UPVC double glazed french doors to the rear elevation. Coving to the ceiling. Recessed ceiling down lighters. Radiator. Laminate flooring.

Utility Room

UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the front and side elevations. Access to loft space having a fitted ladder and lighting. Fitted wall and base units with laminate work surfaces. Stainless steel sink. Space and plumbing for a washing machine. Space for a tumble dryer. Laminate flooring.

W.C

Wall mounted wash hand basin with a tiled splash back. Recessed w.c. Recessed ceiling down lighters. Built in storage cupboard. Laminate flooring.

Stairs and Landing

Galleried landing. Coving to the ceiling. Recessed ceiling down lighters. Radiator.

Bedroom One

13'5" x 9'6" (4.09m x 2.90m)
Velux roof light. UPVC double glazed window to the side elevation. Radiator.

Dressing Room

10'4" x 12'2" (3.15m x 3.71m)
UPVC double glazed window

to the front elevation. Coving to the ceiling. Radiator.

En Suite

8'6" x 6'6" (2.59m x 1.98m)
UPVC double glazed window to the rear elevation. Luxury three piece suite comprising of; vanity basin unit with storage under, shower cubicle with a mains shower and a high level w.c. Coving to the ceiling. Extractor fan. Recessed ceiling down lighters. Fully tiled walls. Radiator. Tiled flooring.

Bedroom Two

13'9" x 9'6" (4.19m x 2.90m)
UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

Bedroom Three

11'1" x 11'1" (3.38m x 3.38m)
UPVC double glazed window to the rear elevation. Coving to the ceiling. Radiator.

Bedroom Four

7'8" x 9'1" (2.34 x 2.77)
UPVC double glazed window to the front elevation. Access to the loft, having a fitted ladder and lighting. Coving to the ceiling. Radiator.

Family Bathroom

10'7" x 7'9" (3.23m x 2.36m)
UPVC double glazed window to the front elevation having fitted wooden shutter blinds. A luxurious bathroom suite comprising of; an inset panelled bath with a deck mounted mixer tap and a hand held shower attachment, a corner set enclosed shower

cubicle with an electric shower, pedestal wash hand basin and a w.c. Coving to the ceiling. Aqua paneling. Radiator. Marble effect tiled flooring.

Garage

Up and over garage door to the front elevation. Entrance door to the side elevation.

Externally

To the front, an expansive block-paved driveway provides generous off-road parking for multiple vehicles and leads to a substantial detached garage. Secure, gated access is available to both sides of the property, enhancing privacy and practicality, while provision for an electric vehicle charging point ensures the home is future-ready. Mature conifers frame the frontage, offering a natural screen and an immediate sense of exclusivity. Occupying an enviable position at the head of a peaceful cul-de-sac, the property enjoys a discreet and prestigious setting.

The south-facing rear garden has been thoughtfully designed to create an outstanding lifestyle and entertaining space. A substantial Indian stone terrace provides an elegant setting for alfresco dining, complemented by a striking pergola with wisteria plant and low-maintenance artificial lawn. A bespoke timber bar, complete with power, forms a superb focal point for hosting guests, while a hot and cold outdoor tap and seven external power sockets further enhance functionality. This exceptional outdoor

environment perfectly balances luxury, style and practicality, making it ideal for both relaxed family living and sophisticated entertaining.

Additional Information

Freehold. Council Band E.

TOTAL FLOOR AREA: 1819 SQUARE FOOT / 169 SQUARE METERS.

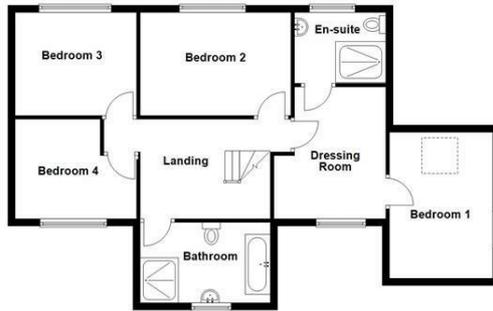
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Ground Floor



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>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>			
England & Wales	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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