



## 20 Crown Bank

Talke, ST7 1PU

Price £270,000



Here at Carters, we are delighted to welcome to the market this exceptional three-bedroom traditional semi-detached home, beautifully presented to an impeccable show-home standard with superb attention to detail and high-quality finishes throughout.

From the moment you arrive, the property impresses with its outstanding kerb appeal, featuring a sweeping tarmac driveway providing ample off-road parking, complemented by a striking curved feature wall, mature planting, and elegant Indian stone steps leading to the welcoming entrance porch.

Inside, every room has been thoughtfully designed to create a stylish and inviting home. The elegant dining room enjoys a charming feature fireplace and decorative ceiling rose, while the stunning extended living room to the rear offers the perfect space for modern family living, complete with Velux roof lights, an attractive fireplace, and French doors opening onto the beautifully landscaped garden.

The bespoke fitted kitchen has been finished to an exceptional specification with granite work surfaces, integrated appliances, and a Rangemaster oven, perfectly combining luxury with practicality. A beautifully presented cloakroom/WC completes the ground floor.

Upstairs, the impressive standard continues with three beautifully presented bedrooms and a luxurious family bathroom.

The rear garden is a true highlight — a professionally landscaped outdoor retreat enjoying open views across picturesque fields. Designed for both entertaining and relaxation, it features spacious Indian stone patio seating areas, a beautifully maintained lawn, mature trees, colourful borders, and a tranquil koi pond. A charming summer house with power provides versatile additional space, further enhancing this stunning outdoor setting.

This truly remarkable home perfectly combines timeless character with contemporary luxury, offering an exceptional standard of living throughout.

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## Entrance Porch

UPVC double glazed entrance door to the front elevation.

Tiled flooring.

## Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Stairs to the first floor. Under stairs storage / pantry. Picture light. Feature wall light. Victorian style cast iron effect radiator. Solid wood flooring.

## Dining Room

10'10" x 13' (3.30m x 3.96m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Feature ceiling rose. Gas fire with a marble surround and hearth. Dado rail. Victorian style cast iron effect radiator.

## Living Room

9'3" x 21'6" (2.82m x 6.55m)

UPVC double glazed French doors to the rear elevation opening to the garden. Two Velux roof lights.

Coving to the ceiling. Cast iron electric fire (available via separate negotiation) with a marble surround. Two Victorian style cast iron effect radiators.

## Kitchen

16'4" x 9'7" (4.98m x 2.92m)

UPVC double glazed windows to the side and rear elevation having made to measure blinds included. Composite double glazed entrance door to the side elevation.

Bespoke made fitted kitchen recently painted in Farrow and Ball, incorporating a range of wall, base and drawer units. Granite work surfaces flowing to the window sills. Ceramic sink with a mixer tap and groove drainer. Rangemaster oven incorporating a double gas oven and grill, and an electric oven, with a five ring gas hob. Built in extractor hood. Integrated fridge. Integrated freezer. Integrated dishwasher. Space and plumbing for a washing machine. Recessed ceiling down lighters. Panel radiator. Amtico flooring.

## W.C.

UPVC double glazed window to the rear elevation. Recessed w.c. Feature wall paneling with a dado rail. Radiator. Amtico flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Coving to the ceiling.

## Bedroom One

10'10" x 12'5" (3.30m x 3.78m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Feature wall lights. Victorian style cast iron effect radiator.

## Bedroom Two

10'10" x 12'10" (3.30m x 3.91m)

UPVC double glazed

window to the front elevation.

Radiator.

## Bedroom Three

6'9" x 6' (2.06m x 1.83m)

UPVC double glazed window to the front elevation.

Radiator.

## Bathroom

7'8" x 5'10" (2.34m x 1.78m)

UPVC double glazed window to the rear elevation with a William Morris fitted blind.

Luxurious three piece family bathroom suite comprising of; a Villeroy and Boche panel bath with a Grohe shower over, a vanity basin unit with storage under and a Grohe tap, and a mid level w.c. Recessed ceiling down lighters. Tiled walls. Victorian style cast iron effect radiator with a heated towel rail. Tiled flooring.

## Garage

7'8" x 17'9" (2.34m x 5.41m)

Double outward opening garage doors to the front elevation. Double glazed entrance door to the rear elevation.

Fitted wall and base units with a laminate work surface and a resin one and a half bowl sink. Space and plumbing for a washing machine. Space and power for a tumble dryer. Power and lighting.

## Externally

To the front, the property immediately impresses with its generous sweeping

tarmac driveway, offering ample off-road parking for up to four vehicles. A beautifully designed curved feature wall, complemented by an attractive array of seasonal plants, shrubs and mature trees, creates a striking first impression and enhances the home's superb kerb appeal. Elegant Indian stone steps lead to the welcoming entrance porch.

The rear garden is a true highlight of the property — a stunning, professionally landscaped outdoor space enjoying a highly desirable open aspect backing onto picturesque fields. Designed for both relaxation and entertaining, the garden boasts two spacious Indian stone patio seating areas, a beautifully maintained lawn, and an exceptional variety of well-stocked plants, shrubs, mature trees and colourful flowering borders. A tranquil koi pond with power supply provides a wonderful focal point, while the attractive summer house with power offers versatile additional space, ideal for relaxing or hobbies. Two storage sheds, external lighting to the side and rear, and an outside tap further enhance the practicality and appeal of this exceptional outdoor setting.

## Additional Information

Freehold.

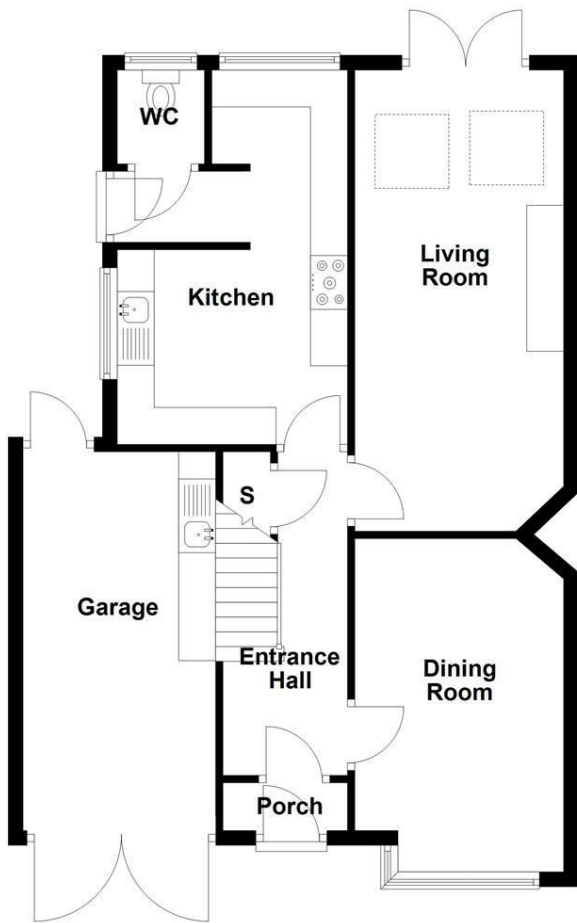
Council Tax Band C.

Total Floor Area: 979 Square Foot / 91 Square Meters.

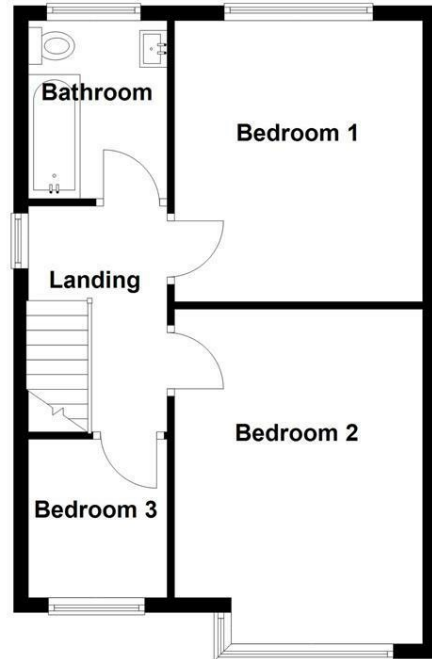
## Disclaimer

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.