



Landrake Grove,
Packmoor



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £275,000

A truly stunning detached house, which has recently undergone an extensive course of refurbishment by the current vendor and now provides high quality contemporary living accommodation which is ready to move straight into. The property benefits from a generous plot with a block paved driveway to the front providing ample off road parking, garage, and rear south facing garden with patio area. There is a superb open plan Kitchen / Diner to the rear, ground floor shower room, first floor family bathroom and en suite to the master bedroom. Viewing is essential to fully appreciate this property which is located in a popular cul de sac location with close access to excellent schools and easy access to the M6 via the nearby A500.





Entrance Lobby

Stairs to the first floor, radiator, door to the front.

Living Room

5.58m x 2.94m (18' 4" x 9' 8") Double glazed bay window to the front, radiator, media wall with inset tv with sound bar below. Inset contemporary electric fire, electric sockets with USB connections, inset ceiling lighting.

Kitchen / Dining / Sitting Area

5.58m x 2.94m (18' 4" x 9' 8") Double glazed window and french doors to the rear, vertical fitted radiator, breakfast bar area, fitted oven & microwave, stainless steel sink and drainer unit with mixer tap. Electric induction hob with extractor fan above. Integral fridge and freezer, large under stairs storage area. Inset ceiling lighting, electric sockets with USB's.

Utility

1.90m x 1.65m (6' 3" x 5' 5") Wall mounted Worcester boiler, sink with storage below, double glazed window to the rear, electric sockets with USB's. Designated spaces for washing machine / dryer and dishwasher.

Shower Room

1.90m x 1.19m (6' 3" x 3' 11") Shower cubicle with overhead rain shower and separate shower attachment, WC / Sink combination, heated towel rail, wall mounted LED mirror, heated towel rail.

First Floor

Landing

Access to loft, cylinder cupboard with pressurised water system, inset ceiling lighting.



Master Bedroom

3.71m x 3.05m (12' 2" x 10' 0") Double glazed window to the front, radiator, fitted wardrobe with full length mirror, inset ceiling lighting. Electric sockets with USB's.

En Suite

1.90m x 1.75m (6' 3" x 5' 9") Shower cubicle with overhead rain shower and separate shower attachment. Vanity wash hand basin with storage below. Wall mounted LED mirror, heated towel rail, WC, double glazed frosted window to the front.

Bedroom 2

2.76m x 3.12m (9' 1" x 10' 3") Double glazed window to the rear, radiator, electric sockets with USB's

Bedroom 3

2.55m x 3.72m (8' 4" x 12' 2") Two radiators, windows to the front and rear. Electric sockets with USB's.

Bathroom

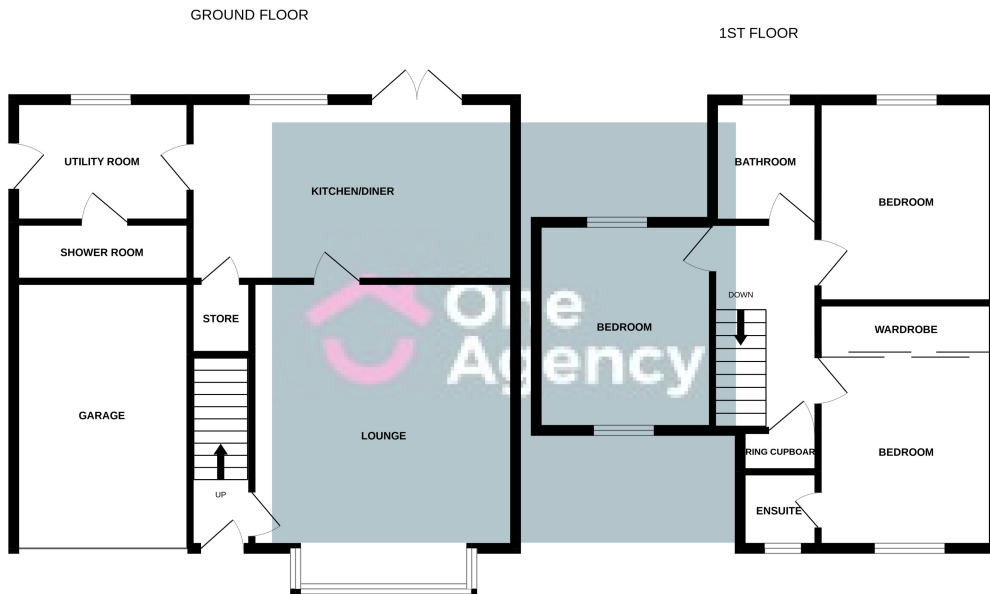
2.05m x 1.90m (6' 9" x 6' 3") Panelled bath with overhead rain shower and separate shower attachment. Vanity wash hand basin with storage below, WC, double glazed frosted window to the rear, wall mounted LED mirror, heated towel rail.

Garage

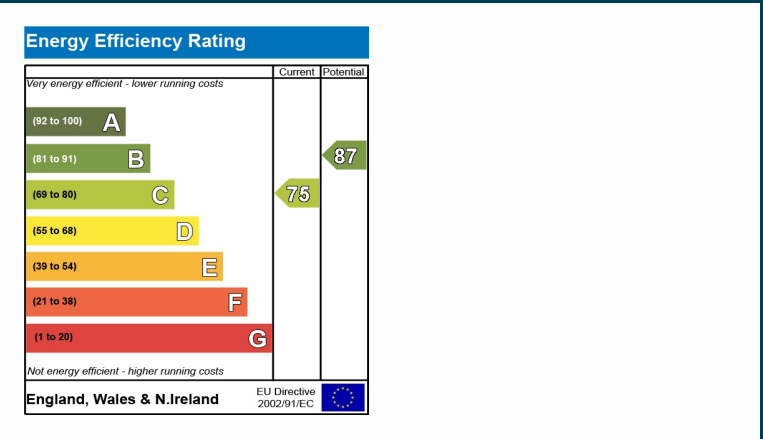
5.16m x 2.46m (16' 11" x 8' 1") With power & lighting.

Externally

Substantial block paved driveway to the front proving ample off road parking. Rear patio area with good sized rear garden. Security lighting to the front, side and rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**
In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.