



Fieldway, Ash Bank



01782 970222

hello@oneagencygroup.co.uk



£525,000

A high specification, individually designed detached residence. The property is perfectly positioned in a private location to benefit from the outstanding far reaching countryside views from all the rooms to the rear. The property offers many features which include bi-fold doors opening to the rear, en-suite's to all bedrooms, air conditioning to two bedrooms, under floor heating, a water harvester system, internal vacuum system and external security camera's. The property is accessed via electric gates with a generous parking area and low maintenance gardens. An internal viewing of this property, is highly recommended to appreciate the quality of accommodation on offer. NO CHAIN !



Entrance Hallway

Door to front, double glazed window to the side, tiled floor, feature timber and glass staircase.

Cloaks

WC, hand wash basin, tiled floor, double glazed window to the front.

Open Plan Kitchen / Dining Room

8.34m x 3.82m (27' 4" x 12' 6") High specification kitchen with base lighting, with Neff appliances. Induction hob, two ovens and Smeg microwave. Full length integral fridge and separate full length freezer. Integral dishwasher and drinks cooler. Breakfast bar area with marble work surfaces with extractor system above. Sliding patio doors to the front leading to outside seating area, bi-fold doors opening to the rear garden and double glazed windows to the side.

Utility Area

1.86m x 1.50m (6' 1" x 4' 11") Plumbing for washing machine, space for dryer, double glazed window to the rear.

Lounge

6.94m x 3.64m (22' 9" x 11' 11") Bi-fold doors opening to the rear, tiled floor , double glazed window to the front and sides

Landing

Double glazed window to the rear.

Bedroom 1

5.06m x 3.65m (16' 7" x 12' 0") Sliding doors to the rear, wooden floor, air conditioning unit, fitted wardrobes with mirrored doors.

En Suite

1.75m x 2.53m (5' 9" x 8' 4") 1.75m x 2.53m (5' 9" x 8' 4") Mains shower with double tray, WC and vanity wash hand basin. Double glazed window to the front, tiled floor, heated towel rail.

Bedroom 2

3.83m x 3.06m (12' 7" x 10' 0") Sliding doors to the rear, wooden floor, fitted wardrobes with mirrored doors, air conditioning unit.

En Suite

1.72m x 1.83m (5' 8" x 6' 0") Double glazed window to the rear, vanity wash hand basin, shower cubicle with mains shower, tiled floor, heated towel rail.

Bedroom 3

3.18m x 2.96m (10' 5" x 9' 9") Double glazed window to the front, fitted wardrobes with mirrored doors.

En Suite

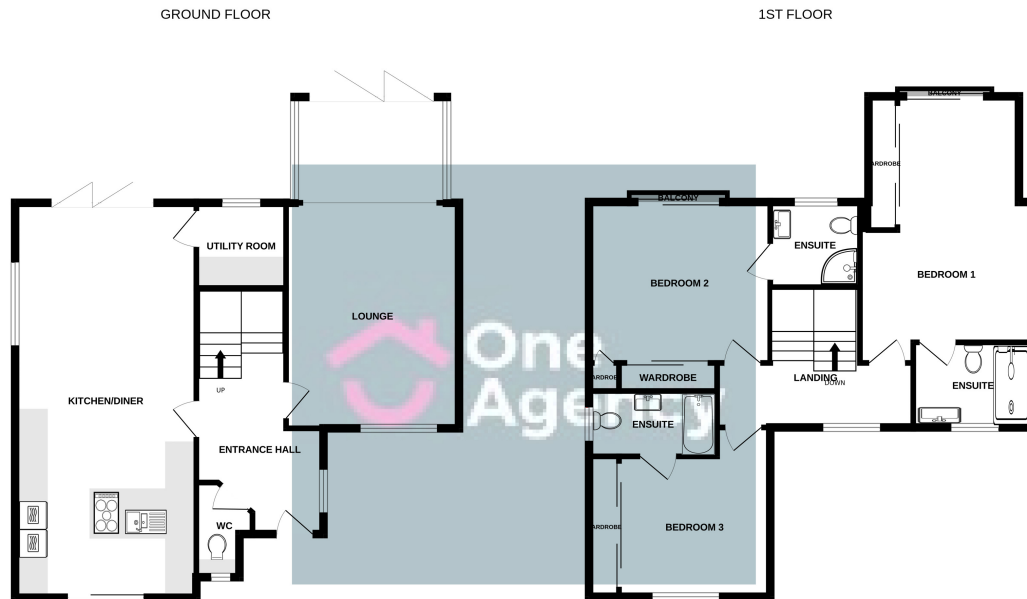
2.59m x 1.20m (8' 6" x 3' 11") Sit in bath with electric shower, vanity wash hand basin, WC, double glazed frosted window to the side, heated towel rail, tiled floor.

Outside

Access from the Fieldway via electric gates, opening to a generous private parking area to the front of the property. There is also a superb seating area with sliding doors opening into the kitchen. Low maintenance garden area's to all sides of the property. The rear of the property benefits from stunning views of open countryside which must be viewed to appreciate.

Agents Notes

Council Tax Band E
Staffordshire Moorlands Council



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 ©2023

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 100 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



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.