



Motivation,  
Bagnall



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# Offers in Region of £625,000

An impressive four bedroom detached residence. The property is situated on a private road off School Road in the highly desirable village location of Bagnall. The property must be viewed to appreciate the stunning open views and benefits from a plot extending to approximately a quarter of an acre, double garage with electric door and ample off road parking for a number of vehicles to the front. Viewing is highly advised! No Chain!





## Ground Floor

### Hallway

4.83m x 3.17m (15' 10" x 10' 5") Entered through the front door, radiator and carpet flooring.

### Guest W/C

2.22m x 1.09m (7' 3" x 3' 7") A low level W/C, hand wash basin, grey stylish radiator, double glazed window and laminate flooring.

### Lounge

5.06m x 3.24m (16' 7" x 10' 8") A double glazed window to the rear, UPVC glazed door, radiator and carpet flooring.

### Dining Room/Lounge

5.66m x 4.26m (18' 7" x 14' 0") Three double glazed box windows to the front and side, radiator and carpet flooring.

### Kitchen/Diner

5.04m x 2.71m (16' 6" x 8' 11") A range of fitted wall and base units with worktops, sink basin unit with mixer tap, cooker with hood over, integral dishwasher, space for a fridge/freezer and table & chairs, double glazed windows, radiator and vinyl flooring.

### Porch

UPVC door to the rear garden and access to the utility room and garage.

### Utility Room

2.26m x 1.36m (7' 5" x 4' 6") A range of base units with worktops, stainless steel sink basin with mixer tap, boiler to the wall, plumbing for a washing machine, space for a dryer, double glazed window and tiled flooring.

### First Floor

#### Landing

A double glazed window, loft access and carpet flooring.

#### Bedroom One

5.72m x 3.45m (18' 9" x 11' 4") A double glazed window to the front and rear, fitted wardrobe units, radiator and carpet flooring.

## En Suite/Wet Room

1.92m x 1.42m (6' 4" x 4' 8") A walk in wet room with shower, hand wash basin with mixer tap, low level W/C, radiator, tiled walls, double glazed window and tiled flooring.

### Bedroom Two

3.32m x 3.29m (10' 11" x 10' 10") Two double glazed windows, wardrobe units, radiator and carpet flooring.

### Bedroom Three

2.99m x 2.97m (9' 10" x 9' 9") Two double glazed windows, radiator and carpet flooring.

### Bedroom Four

3.45m x 2.24m (11' 4" x 7' 4") A double glazed window, radiator and carpet flooring.

### Bathroom

2.97m x 2.56m (9' 9" x 8' 5") A corner bath, walk in shower unit, pedestal hand wash basin, low level W/C, towel radiator, double glazed windows, part tiled walls and vinyl flooring.

### Loft

4.23m x 2.82m (13' 11" x 9' 3") A velux window, lighting and wooden flooring.

### External

Front - A tarmac driveway providing off road parking for multiple vehicles and garden area mainly laid to lawn with stone wall to the front.

Side - A block paved patio area, shed and lawned garden with fenced border.

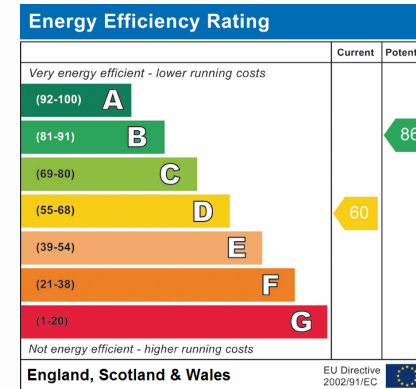
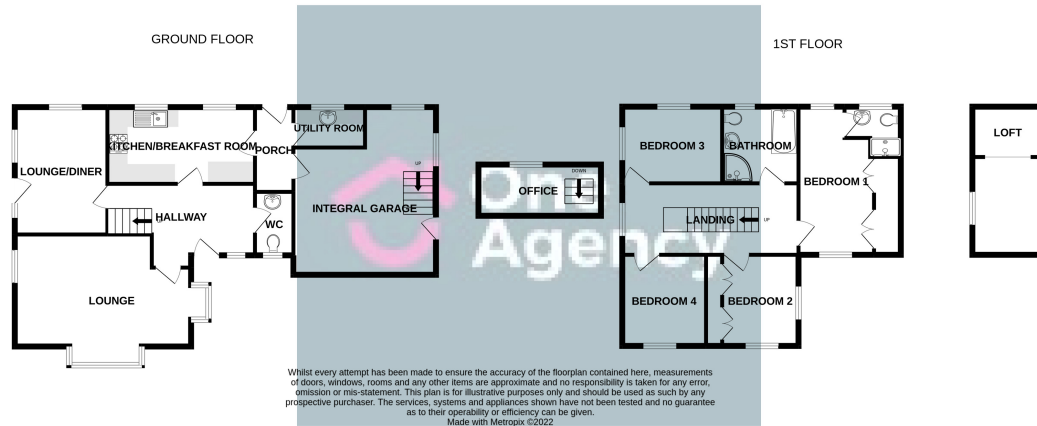
Rear - A block paved area, generous lawned section, two sheds and decking area for seating with views of fields to the rear.

### Integral Garage

6.15m x 4.97m (20' 2" x 16' 4") An electric front door with remote controls, double glazed windows, electric power and loft.

### Garage Loft

4.78m x 2.04m (15' 8" x 6' 8") A useful space for a study with electric power and velux window.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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