



Fosbrooke Place,  
Harpfields, Stoke-on-  
Trent



**OneAgency**

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# Offers in the Region of £440,000

An impressive detached residence, located within walking distance of Royal Stoke University Hospital, with a cul-de-sac position. The property has been extended to the rear and now offers spacious family sized accommodation with four bedrooms and three bathrooms. The property is well set back from the road with attached garage, twin driveways and ample off road parking for several vehicles with a private garden area to the rear. Viewing of this property to fully appreciate this property is highly recommended.





#### GROUND FLOOR

##### Entrance Porch

Door to front, door into hallway.

##### Hallway

Oak flooring, stairs to first floor, built in storage area.

##### Sitting Room

3.61m plus bay x 4.16m (11' 10" x 13' 8") Double glazed windows to front and side, three radiators, feature fireplace with gas fire with marble effect hearth and surround.

##### Breakfast Kitchen

4.18m x 4.50m (13' 9" x 14' 9") French doors to rear, breakfast island with stainless steel sink with mixer tap with storage below. Fitted with a range of wall, base and drawer storage units, integral dishwasher, tiled flooring, part tiled walls, double glazed window to side, radiator.

##### Living Area

3.48m plus bay x 3.57m (11' 5" x 11' 9") Double glazed window to front, radiator, multi fuel stove burner, LVT flooring.

##### Dining Area

3.13m x 5.71m (10' 3" x 18' 9") LVT flooring, window to rear, radiator.

##### Utility

1.45m x 1.46m (4' 9" x 4' 9") Door to rear, vinyl flooring, plumbing for automatic washing machine, radiator, wall mounted Baxi boiler, sink, double glazed window to rear, access to garage.

##### Shower Room

Shower cubicle with mains shower, WC, radiator, part tiled walls, vinyl flooring.

##### Garage

5.11m x 2.60m (16' 9" x 8' 6") Up and over door, double glazed window to rear.

#### FIRST FLOOR

##### Landing

##### Master Bedroom

4.16m x 3.11m (13' 8" x 10' 2") Double glazed window to rear, radiator.

##### En Suite

1.39m x 2.18m (4' 7" x 7' 2") Double glazed frosted window to side, shower cubicle with mains shower, WC, hand wash basin with storage below, tiled walls, radiator.

##### Bedroom Two

3.61m x 3.66m max (11' 10" x 12' 0") Double glazed window to front, radiator.

##### Bedroom Three

4.17m x 3.60m plus bay (13' 8" x 11' 10") Double glazed window to front, radiator.

##### Bedroom Four

2.06m x 2.64m (6' 9" x 8' 8") Double glazed window to front, radiator.

##### Family Bathroom

2.87m plus shower area x 2.32m (9' 5" x 7' 7") Double glazed frosted window to side, corner bath with shower attachment, WC, hand wash basin with storage below, radiator, walk in shower with overhead shower and hand held attachment.

##### Outside

The property stands well back from the road with twin driveways and ample off road parking for several vehicles and attached garage. Established private rear garden.

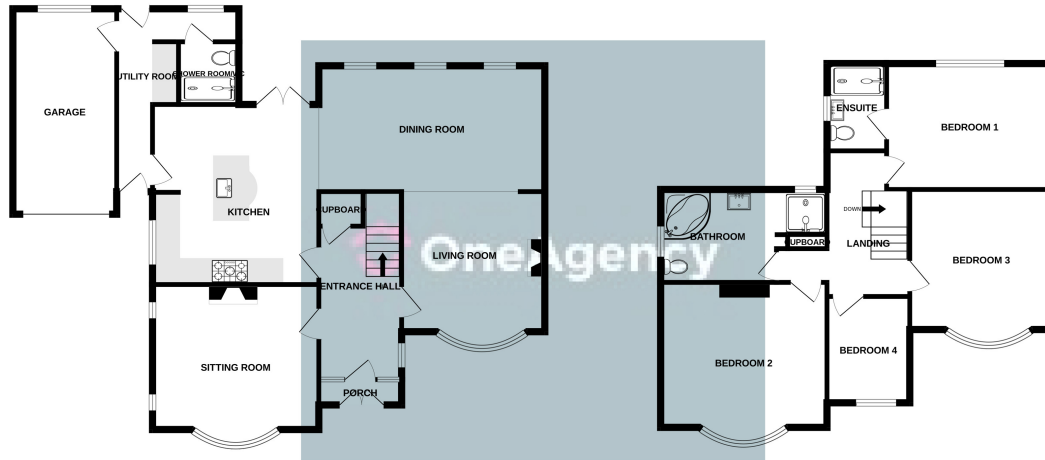
##### Agents Notes

Council Tax Band E  
Newcastle Under Lyme Local Council




GROUND FLOOR

1ST FLOOR



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.  
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Energy Efficiency Rating		Current	Poten
Very energy efficient - lower running costs			
(92+)	A	63	76
(81-91)	B		
(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	



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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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