



Harecastle Court,
Talke, Stoke-on-Trent



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Offers in the Region of £435,000

A stunning spacious five bedroom detached executive residence. Oakwood was built in the 2000 and was designed in the Georgian style incorporating an impressive Imperial staircase leading onto a galleried landing. Fabulous kitchen/family room with modern high gloss kitchen units and a large conservatory with underfloor heating. Externally the property offers a brick built double detached garage with substantial off road parking and attractive gardens. This property is benefits from solar panels and is offered with no chain involvement. Viewing is highly recommended.





GROUND FLOOR

ENTRANCE HALLWAY

Carbon fibre front door, Upvc double glazed windows, tiled flooring, radiator, sockets and a storage cupboard. Imperial staircase rising to the first floor.

STUDY

3.88m x 2.92m (12' 9" x 9' 7") Upvc double glazed windows to the front aspect, vinyl flooring, radiator and sockets.

CLOAKROOM

Tiled flooring, extractor fan, wash hand basin inset a vanity unit and a WC.

LOUNGE/DINER

8.02m x 3.88m (26' 4" x 12' 9") Upvc double glazed windows to the front aspect, laminate flooring, radiator, sockets and an inglenook fireplace with a multi fuel burner inset. Upvc double glazed french doors to the conservatory and a door to the kitchen/family room.

KITCHEN/FAMILY ROOM

8.15m x 5.25m (max) (26' 9" x 17' 3") A range of modern white high gloss wall and base units with complimentary work surfaces and a ceramic one and a half bowl sink unit inset with a hose style mixer tap. Laminate flooring, vertical radiator, sockets, integrated dishwasher, freezer and a range style dual fuel cooker with two ovens, grill, plate warmer, seven burner hob and an extractor hood over. Space for an american style fridge/freezer. Island unit with cupboards and space for stool seating. Dual aspect Upvc double glazed windows and a set of Upvc double glazed french doors to the conservatory. Utility room off:

UTILITY ROOM

2.64m x 1.52m (8' 8" x 5' 0") Wall and base kitchen units with a sink unit inset the work surface, tiled flooring, radiator, sockets and space for a washing machine and tumble dryer. Composite door giving external access.

CONSERVATORY

7.61m x 3.76m (25' 0" x 12' 4") Upvc double glazed windows, underfloor heating and a set of Upvc double glazed french doors leading out onto the rear garden.

FIRST FLOOR

GALLERIED LANDING

Upvc double glazed picture window to the front elevation, radiator, sockets, smoke detector and access to the loft space.

MASTER BEDROOM

4.67m x 3.88m (15' 4" x 12' 9") Upvc double glazed windows to the front elevation, radiator, sockets and a range of fitted wardrobes. en-suite off:

EN SUITE

2.97m x 2.06m (9' 9" x 6' 9") Upvc double glazed window with privacy glass, part tiled walls, vinyl, vertical radiator and a double shower cubicle. three piece suite comprising of a bath, pedestal sink unit and a W/C.

BEDROOM FIVE

2.99m x 2.87m (9' 10" x 9' 5") Upvc double glazed window to the rear elevation, laminate flooring, radiator and sockets.

BEDROOM FOUR

3.05m x 3.05m (10' 0" x 10' 0") Upvc double glazed window to the rear elevation, laminate flooring, radiator and sockets.

BEDROOM TWO

4.54m x 3.88m (14' 11" x 12' 9") Upvc double glazed window to the rear elevation, laminate flooring, radiator and sockets. En-suite off:

EN SUITE

Upvc double glazed window with privacy glass, part tiled walls, vinyl flooring, chrome heated towel rail, extractor fan and a shower cubicle with a drench shower head. Wash hand basin inset a vanity unit and a WC.

FAMILY BATHROOM

Upvc double glazed window with privacy glass, part tiled walls, vinyl flooring, vertical chrome radiator, shower cubicle and a three piece suite comprising: white bath, his and hers sinks inset a vanity unit with led lit mirrors and a WC.

BEDROOM THREE

3.91m x 2.92m (12' 10" x 9' 7") Upvc double glazed windows to the front elevation, laminate flooring, radiator and sockets.

EXTERNALLY

FRONT

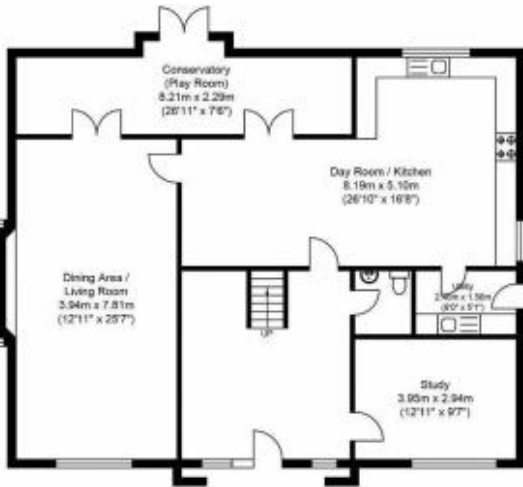
Block paved driveway with parking for numerous cars, gravel garden with raised borders, planting, trees and shrubs.

DOUBLE GARAGE

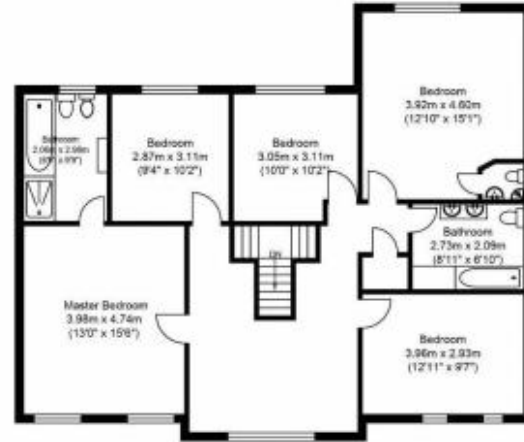
Detached double garage with power and light and a courtesy door to the side.

REAR GARDEN


South facing, laid to lawn with a stone patio area, planted borders, trees and shrubs and a large timber framed shed.




Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A			
(81 to 91) B		84	86
(69 to 80) C			
(56 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100) A			
(81 to 91) B			
(69 to 80) C		78	81
(56 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Wales & N.Ireland		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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