



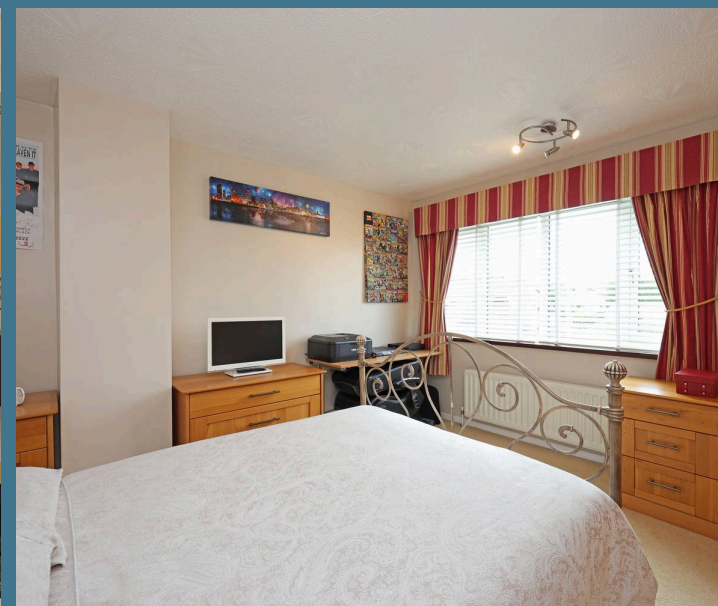
FOLLOW  **LLS**

86 Stephens Way, Bignall End - ST7 8NL
£370,000

A spacious four bedroom detached house having been extended in 2007 by the current owners to provide additional accommodation including integral garage, utility room and master bedroom with ensuite shower room.

The house occupies a large corner plot and even with the extension provides extensive off-road parking, including space for a motorhome or caravan. The property has been very well maintained by the current owners over the last 25 years and would be ideally suited to a young family.

The house is entered via a reception hall with stairs leading to the first floor and door leading through to a well proportioned L shaped living room providing ample space for lounge furniture as well as dining table and chairs. This dual aspect room has a window to the front elevation and glazed double doors leading out to the rear garden. The breakfast kitchen is fitted with a high-quality range of contemporary wall base units having quartz worktops. Integrated appliances include dishwasher, fridge and freezer along with a bank of Miele appliances including oven, steam oven, microwave, coffee machine and plate warming draw. There is also a five ring gas hob with Bosch extractor hood above and a peninsula unit with breakfast bar. From the kitchen glazed double doors lead out to the rear garden and an internal door leads through to the utility room having space for washing machine and tumble dryer and access to a ground floor WC.





To the first floor, the landing provides loft access and airing cupboard. The extension has created a large master bedroom which is of an excellent size having a window to front elevation and an ensuite shower room. Bedrooms two and three are both generous double rooms with bedroom four being a good single or ideal as a home office. The accommodation is completed with the family bathroom fitted with white suite comprising bath with shower attachment, bidet, WC, pedestal wash basin and shower enclosure having electric shower.

Outside there is a driveway providing off-road parking in front of the single integral garage which has an up and over door and an internal door to the utility. There is a further extensive driveway to the side with access to the rear garden. The beautiful gardens have been immaculately maintained by the current owners comprising shaped lawns well establish shrub borders with a range of specimen shrubs and trees, ornamental garden pond, shed and greenhouse.

Bignall End provides a friendly community with local amenities including pubs, shops, sports clubs and primary school. Further amenities are available in the nearby Potteries towns and junction 15 of the M6 is less than 10 minutes away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



