

£450,000

The Mount, Gravelly Bank, Lightwood, ST3 7EG



- BEAUTIFUL EDWARDIAN SEMI
- WONDERFUL FAMILY ACCOMMODATION
- STUNNING FAR-REACHING VIEWS
- THREE SPACIOUS RECEPTIONS
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- LARGE UTILITY ROOM
- RANGE OF ORIGINAL FEATURES
- PARKING FOR FOUR VEHICLES

BEAUTIFUL SEMI-DETACHED EDWARDIAN FAMILY HOME IN THE SOUGHT-AFTER LOCATION OF LIGHTWOOD. Tucked away in a peaceful position that offers some of the best views in Stoke on Trent. This spacious and welcoming family home offers three reception rooms, four double bedrooms, three bathrooms and original features complimented by modern touches. Open fires, pretty gardens, generous parking and the feeling of space, peace and charm. Viewing is highly recommended.

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ENTRANCE HALLWAY

6.27m x 2.01m (20'7" x 6'7")

Such a wonderfully grand entrance into this beautiful Edwardian house. The interior of this property is as inviting as its external appearance. Such a special family home that awaits lucky new owners. The property's main entrance doorway leads into an impressive entrance hallway with wood-effect flooring, original Lin crusta wall panelling and grand gallery staircase up to the first-floor accommodation. Hardwood double-glazed casement windows allow a generous amount of light into the hallway, which has doors off to the three reception rooms and onwards to the kitchen. Wall mounted radiator.

REAR HALLWAY

2.24m x 2.01m (7'4" x 6'7")

The main entrance hallway leads onwards to the rear section of the accommodation, and houses a large but discrete set of storage cupboards, containing the gas fired combi boiler, and ideal for housing boots, shoes, coats and general household items.

LOUNGE

4.82m x 3.84m (15'10" x 12'7")

The main lounge leads off the entrance hallway, opening into a bright and spacious room with a beautiful aspect over the front garden. To the rear of the room is a large bay window overlooking the rear courtyard area of the house. With a continuation of the wood-effect flooring, the lounge has a peaceful, welcoming atmosphere - with a wonderful real fire, set within cast iron surround, at its heart. Hardwood casement windows and French doors open onto a patio that has a perfect view of the lovely, private front garden - with an electric patio awning providing shade & protection when the summer sunshine finally arrives! The lounge has wall mounted radiator and is beautifully decorated in calming cream and green tones.

DINING ROOM

4.80m x 3.86m (15'9" x 12'8")

A grand dining room ready to host a sizeable family gathering at a moment's notice. Wooden flooring, pretty Lin crusta wall panelling complete with embossed ceiling and picture rail detailing. The property has some wonderful original features that any new owner will no doubt cherish. The dining room has a large, hardwood bay window, providing a spacious window-seat to allow for a relaxation whilst enjoying the view over the main garden area. Wall mounted radiator. Dual aspect window overlooking the side of the property, allowing additional light to stream into this simply lovely room.

STUDY

3.85m x 3.56m (12'8" x 11'8")

Further along the entrance hallway a door opens into a third reception which was the original scullery and working kitchen of this impressive house. Original red quarry-tiled flooring, central fireplace currently housing an electric heater, and with storage cupboards either side of the chimney breast. Hardwood double-glazed window overlooking the side of the property. Wall mounted radiator. With so many options for this spacious third reception - music room, child's playroom, work-from-home office space.

KITCHEN

4.05m x 4.04m (13'3" x 13'3")

The kitchen is stylish and welcoming, with a modern range of wall and base units in cream gloss finish, offering generous storage space, and with contrasting natural wooden worktops. Tiled flooring in pale cream, tiled splash-back, integrated dishwasher and space for American-Style fridge freezer. Central island with breakfast bar provides a gathering place for friends and family. Integral twin cavity electric oven and grill, electric hob with extractor hood above. A light and bright room, with UPVC double-glazed window overlooking the rear courtyard & part-glazed UPVC doorway leading to the side of the property and on to the garden, log stores and various outside sheds. Doorway through to the utility room.

UTILITY ROOM

3.15m x 2.50m (10'4" x 8'2")

An enviable utility space, with Belfast sink, range of fitted wall and base units, space and plumbing for washing machine and tumble dryer. Wall mounted radiator and extensive useful work-top space. Additional area for extra fridge or freezer. Doorway through to the ground floor shower room. UPVC double-glazed window overlooking the hillside garden to the rear of the property.

GROUND FLOOR SHOWER ROOM

2.45m x 0.90m (8'0" x 2'11")

Compact and useful - the ground floor shower room offers guest wc, wash hand basin and shower cubicle. Tiled flooring, wall mounted radiator and UPVC double glazed frosted glass window.

STAIRS AND LANDING

6.27m x 2.13m (20'7" x 6'12")

The central hallway, staircase and landing really are one of the most glamorous aspects of this house. Full of light from the front windows on the ground and first floor, the staircase rises up to a first landing area, with doors off to the third and fourth bedrooms and family bathroom. The gallery landing continues to the front of the property, to enjoy the lovely views over the garden and onwards across open countryside including Cocknage Woods. Doors lead off to the first and second bedrooms. Continuation of the beautiful Lin crusta panelling.

BEDROOM ONE

4.80m x 3.89m (15'9" x 12'9")

Beautiful double room - so spacious and bright. Fitted carpet, stylish decor in pale grey, dual aspect windows to this master bedroom and views that really can take your breath away. Original fireplace that remains in use today, with reconditioned tiling and cast iron surround. Such special features that have been lovingly retained and cared for, over the years. Wall mounted radiator. Doorway through to the ensuite shower room.

ENSUITE SHOWER ROOM

2.64m x 1.07m (8'8" x 3'6")

Stylish and spotless - this ensuite shower room offers curved shower cubicle with electric shower, wash hand basin set with in vanity storage unit, and wc. Tiled floor, wall mounted mirror and storage unit, wall mounted heated towel rail. Extractor fan and spotlight ceiling.

BEDROOM TWO

3.83m x 3.23m (12'7" x 10'7")

A beautiful second double-bedroom, with fitted carpet in plush pale-grey, wall mounted radiator and hardwood window that also enjoys the wonderful far-reaching views over the front of the house. Central cast-iron fireplace - this fireplace has not been used in recent years but could easily be brought back into service. Stylish decor with wall-paper feature wall set against pretty pale cream painted walls.

BEDROOM THREE

3.85m x 2.87m (12'8" x 9'5")

A third spacious double room with fitted carpet, lovely decor, original cast-iron fireplace, wall mounted radiator and hardwood double-glazed window overlooking the rear of the house. Such a spacious proportion - and such high ceilings! A wonderful third bedroom.

BEDROOM FOUR

3.64m x 2.48m (11'11" x 8'2")

And finally, the fourth double bedroom, with fitted carpet, wall mounted radiator, original cast-iron fireplace and hardwood double-glazed window. Doorway into large storage cupboard. Also, the very clever addition of large storage cupboards that take advantage of the lower ceiling area of the adjacent ensuite shower room belonging to the master bedroom. The property offers useful and plentiful storage space to accommodate every growing family's needs.

FAMILY BATHROOM

2.20m x 2.19m (7'3" x 7'2")

Warm and welcoming. This modern and spotless family bathroom offers P-shaped bath with shower above, wc set with in vanity storage cupboard, wash hand basin and modern wall-mounted panel radiator. Tile-effect flooring, UPVC frosted-glass double glazed window.

OUTSIDE AREAS

The plot to this property offers privacy, spectacular views and a garden full of adventure and pretty landscaping. The driveway is revealed via the electric entrance gates, behind which a large and useful storage shed & parking area can be found. The driveway descends to a gravelled section that can accommodate four vehicles. Whilst there is some additional parking at the top of the driveway, remote controlled lighting lights up the route as it descends towards the main parking section. The lawned area of the garden is easy to maintain and surrounded by pretty rockeries, scrambling Montana clematis and spring bulbs ready to bloom. Complete with its own Narnia-style street lamp, this is a charming and beautifully maintained garden. To the side of the house there are discretely positioned wood sheds and stores, alongside steps leading up from the rear of the property to the top of the driveway. A large growth of rhododendrons to the rear slope makes for manageable and pretty greenery all year round - just wait for May, when the blossoms erupt! This is very beautiful plot, easier to maintain than it might appear to the less-confident gardener.... and don't overlook the delight of winter sledging down the driveway, every once in a while!



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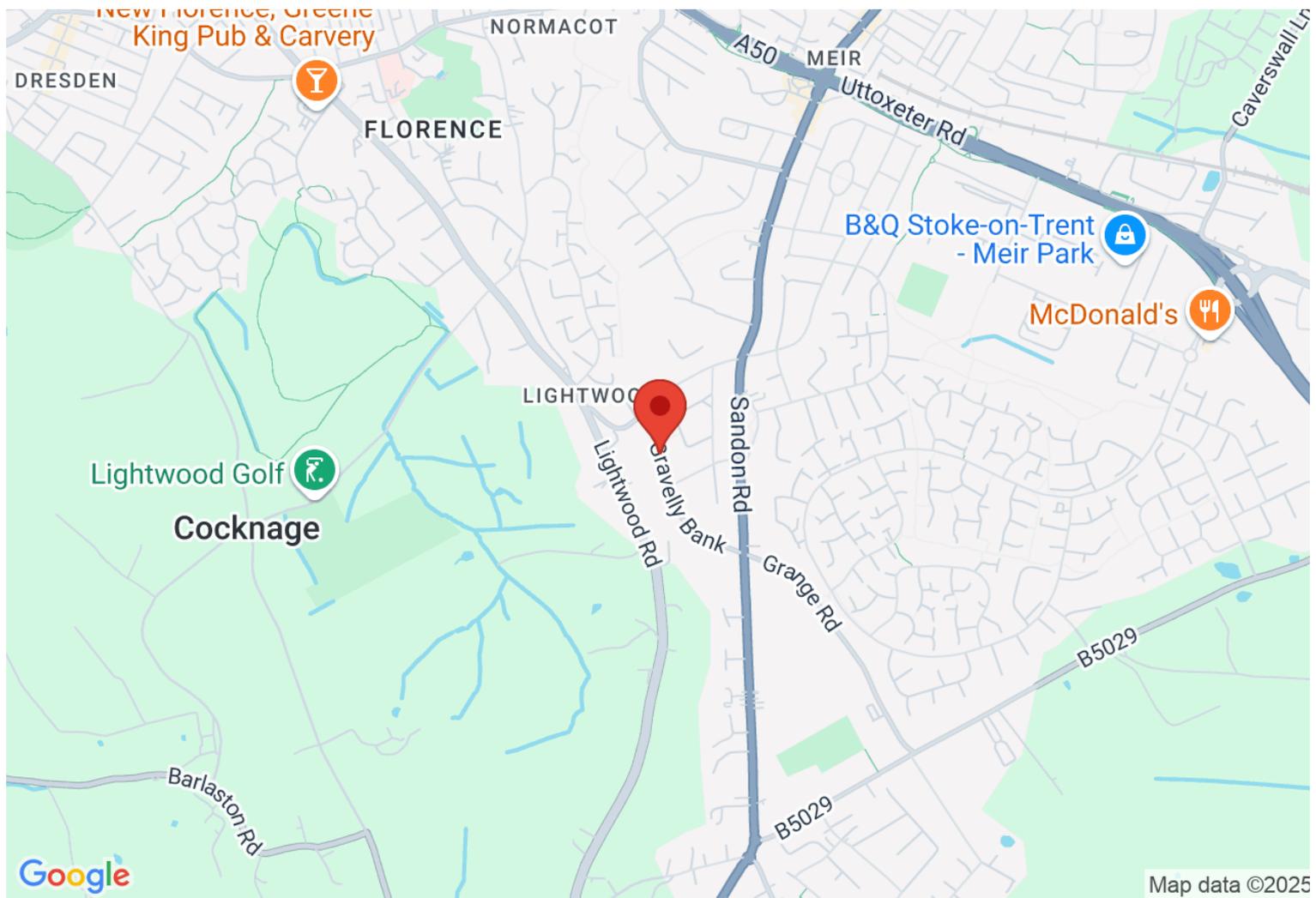








Directions



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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