



**Bambury Drive**  
Talke, ST7 1GL

- DETACHED RESIDENCE
- STUNNING HOME APPROX 100SQM
- UPGRADED SPECIFICATION
- HALL, CLOAKS/W.C
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- 4 BEDROOMS, ENSUITE & BATHROOM
- LANDSCAPED GARDENS, GARAGE
- UPVC D/GLAZING & GAS C/H

**£299,950**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a stunning detached residence of approx 100m<sup>2</sup> a B rated EPC with extra specification since built in aprox 2019 which must be viewed to be fully appreciated comprising, hall with storage, cloaks/w.c, a spacious lounge and kitchen/dining room with french doors to the garden, utility area, four well proportioned bedrooms, ensuite, and a family bathroom. Beautiful decor throughout long with kardean flooring, upgraded internal doors, tiling etc UPVC double glazing & gas combi heating. Externally beautiful a beautiful landscaped rear garden with Indian stone paving and garden with lawn and decking. A detached brick garage. The property is located within easy access to all amenities and excellent road & rail links, links to the A34/A500 leading in to Cheshire and Staffordshire & beyond. (draft details subject to approval)



#### DIRECTIONS

Please follow Sat Nav for ST7 1GL follow the road round and the property can be found on the right hand side.

#### ENTRANCE HALL

with access via a composite front entrance door with glazed panels, a good sized entrance hallway, with storage cupboard, Karndean flooring, stair case to the first floor. Door to;

#### LOUNGE

14' 8" x 10' 8" (4.47m x 3.25m)

With a bow window to the front door, radiator.



#### CLOAKS/W.C

Wash hand basin, low level W.C, radiator.

#### KITCHEN/DINER

17' 5" x 11' (5.31m x 3.35m)

With a host of fitted base and wall units, worksurfaces, one and half bowl single drainer sink, integrated dish washer, fridge freezer, double oven, gas hob and extractor, concealed Ideal logic gas combi boiler, window to the rear, under wall cupboard lighting. French doors to the rear garden.

#### FIRST FLOOR LANDING

Access to the loft area.



#### MASTER BEDROM

12' 5" x 10' 5" (3.78m x 3.18m)

Window to the rear, radiator.

#### BEDROOM TWO

10' 11" x 10' 4" (3.33m x 3.15m)

Window to the front, radiator.

#### BEDROOM THREE

8' 7" x 6' 9" (2.62m x 2.06m)

Window to the rear, recess wardrobe area, radiator.



#### BEDROOM FOUR

7' 2" x 6' 10" (2.18m x 2.08m)

Window to the front, radiator.

#### ENSUITE

Located from the master bedroom, an enclosed shower cubicle with an electric shower, low level w.c wash hand basin, radiator.





#### BATHROOM

A panelled bath, low level W.C, wash hand basin, radiator.

#### EXTERNALLY

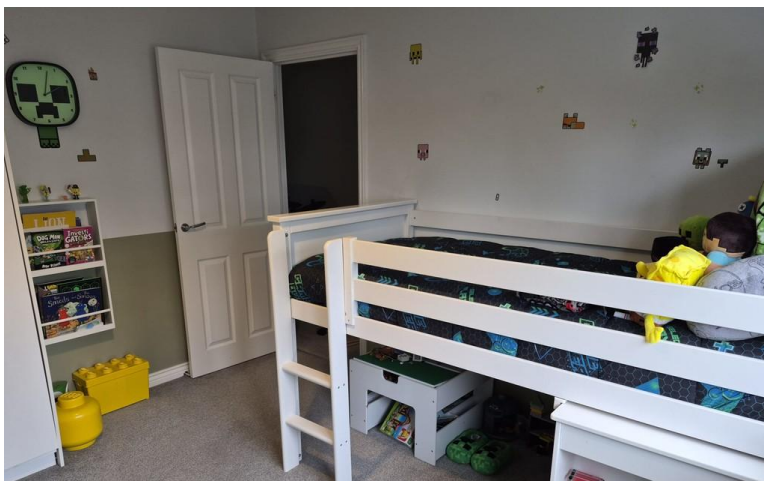
#### FRONTAGE

A shrub border with gravel finish, a long driveway provides parking spaces.

#### GARAGE

17' 6" x 8' 6" (5.33m x 2.59m)

Up and over front door, loft area, electric light and power.



#### REAR GARDEN

A beautifully landscaped rear garden area with an Indian stone paved wide patio area, cold water tap, a landscaped pleasant laid to lawn garden with decking area and higher level patio area, a store area located at the side of the house.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order.

All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

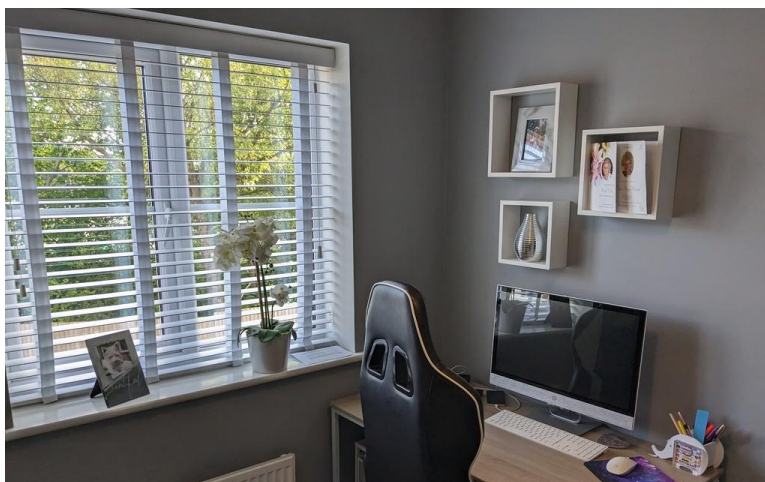
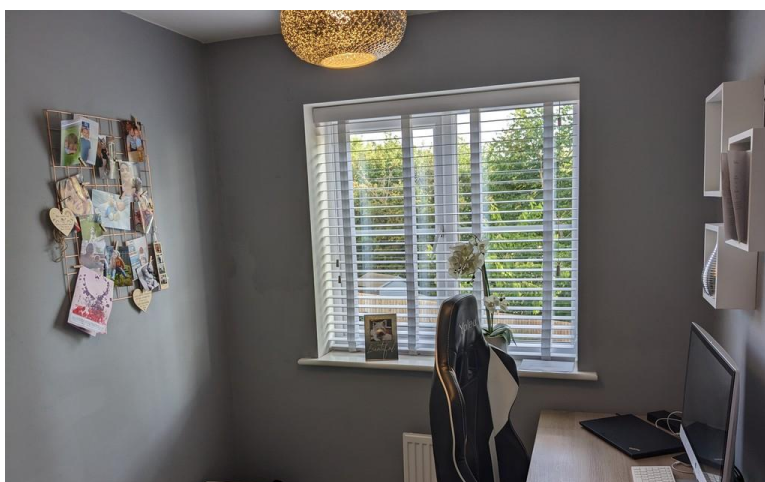
Newcastle Borough Council.



COUNCIL TAX BAND D

EPC RATING (PDF available online)

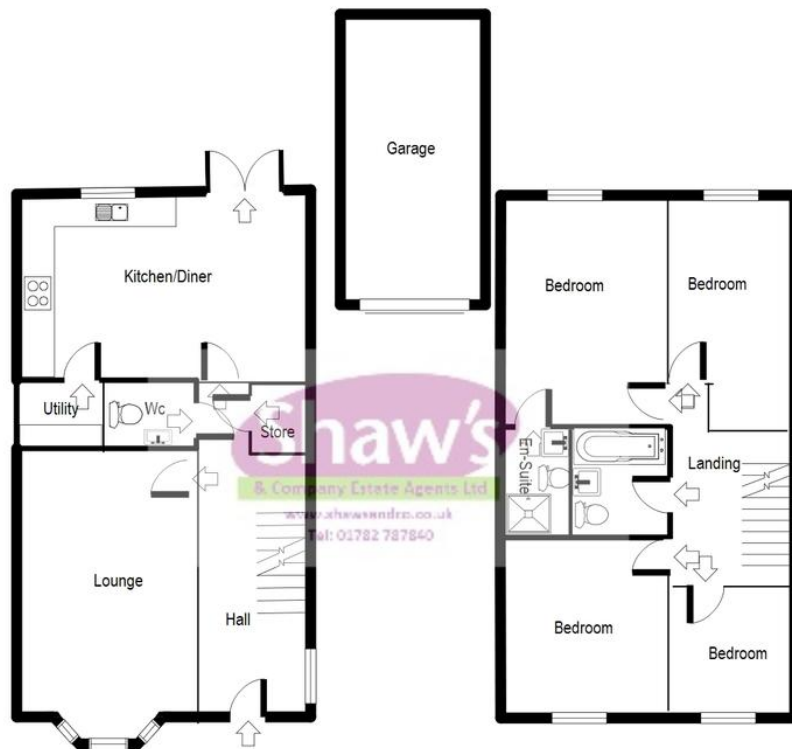
Current: Potential:











Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements