



**Laurel Drive**  
**Harriseahead, ST7 4LP**

• BEAUTIFULLY PRESENTED	• HALL, SPACIOUS LOUNGE	<b>£308,000</b>
• EXTENDED DETACHED BUNGLOW	• BREAKFAST KITCHEN	
• HIGH SPECIFICATION	• TWO DOUBLE BEDROOMS, DRESSING ROOM	
• AN APPEALING LAYOUT	• LUXURY BATHROOM & ENSUITE	





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale an extended stunningly presented high specification detached bungalow with a very appealing layout throughout all of which must be seen to be fully appreciated, comprising hallway, a spacious lounge/dining room, an arch to the extended breakfast kitchen, two double bedrooms, shower./wet room. The master bedroom has a dressing room and ensuite. Externally are landscaped gardens to the front & rear, both low maintainence, a detached outbuilding/garage. UPVC double glazing, modern electrical heaters, owned solar panels are included in the sale. A semi rural location with easy access to all amenities. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LP. Proceed along Laurel Drive and the property can be found on the left hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a composite external door with glazed panels. Built in storage cupboard, electric radiator. Laminate flooring. Coving to the ceiling.

#### LOUNGE/DINING ROOM

23' x 12' 5" (7.01m x 3.78m)

A large bow window to the front elevation. Velux windows to the roof. Two electric modern radiators. Wall lights. Opening to:

#### KITCHEN/BREAKFAST ROOM

17' 10" x 8' 4" (5.44m x 2.54m)

Windows to the front and side elevations. A range of wall and base units, inset sink with waste disposal, quartz worksurfaces with upstands and cooker splash back, breakfast bar. Built in oven and grill, four ring electric hob with extractor above. Plumbing for washing machine, space for tumble dryer, dishwasher and American style fridge freezer. Laminate flooring.



#### INNER HALL

Access to the loft. Storage cupboard housing the hot water cylinder.

#### BEDROOM ONE

12' 2" x 9' 10" (3.71m x 3m)

French doors to the rear elevation, radiator. Opening to:



#### DRESSING ROOM

9' 10" x 6' 5" (3m x 1.96m)

Window to the side elevation. Shelving and rails. Radiator. Door to:

#### ENSUITE

Window to the side elevation. Suite comprising: close coupled W.C, shower cubicle, wash hand basin with a vanity cabinet.



#### BEDROOM TWO

13' 2" x 9' 4" (4.01m x 2.84m)

French doors to the rear elevation. Door to:

#### WALK IN DRESSING ROOM

Fitted shelving and hanging rails, radiator. Solar panel controls and batteries.

#### WET ROOM

Window to the side elevation. Walk in shower, close coupled W.C, wash hand basin. Tiled walls. Vinyl flooring. Located off the entrance hallway.

#### EXTERNALLY



#### FRONT

Low maintenance garden with artificial grass with inset borders. A block paved drive provides off road parking. Double wrought iron gates to :

#### OUTBUILDING

13' 7" x 10' 0" (4.14m x 3.05m)

Up and over front door, window and access door to the side elevation. Concrete sectional construction. Electric light and power.

#### REAR

Enclosed by fencing is a landscaped garden with an artificial lawn, well stocked raised borders. Block paved pathways.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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 be 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





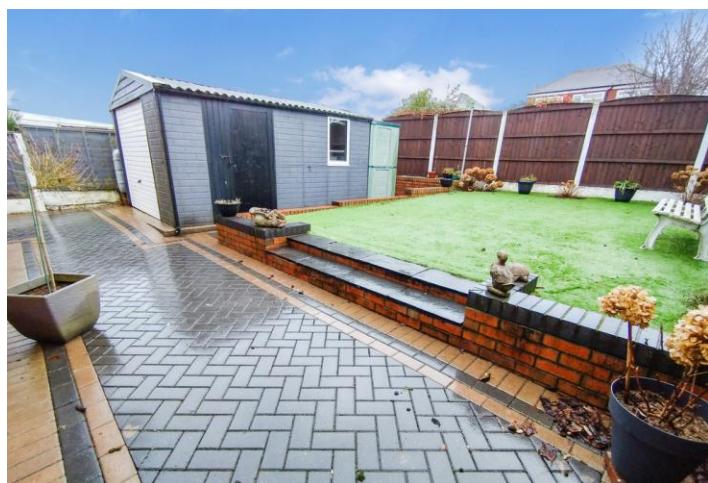
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 58D Potential: 74C









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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 and 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