



FOLLWELLS

78 Gravelly Bank, Stoke-On-Trent - ST3 7EF

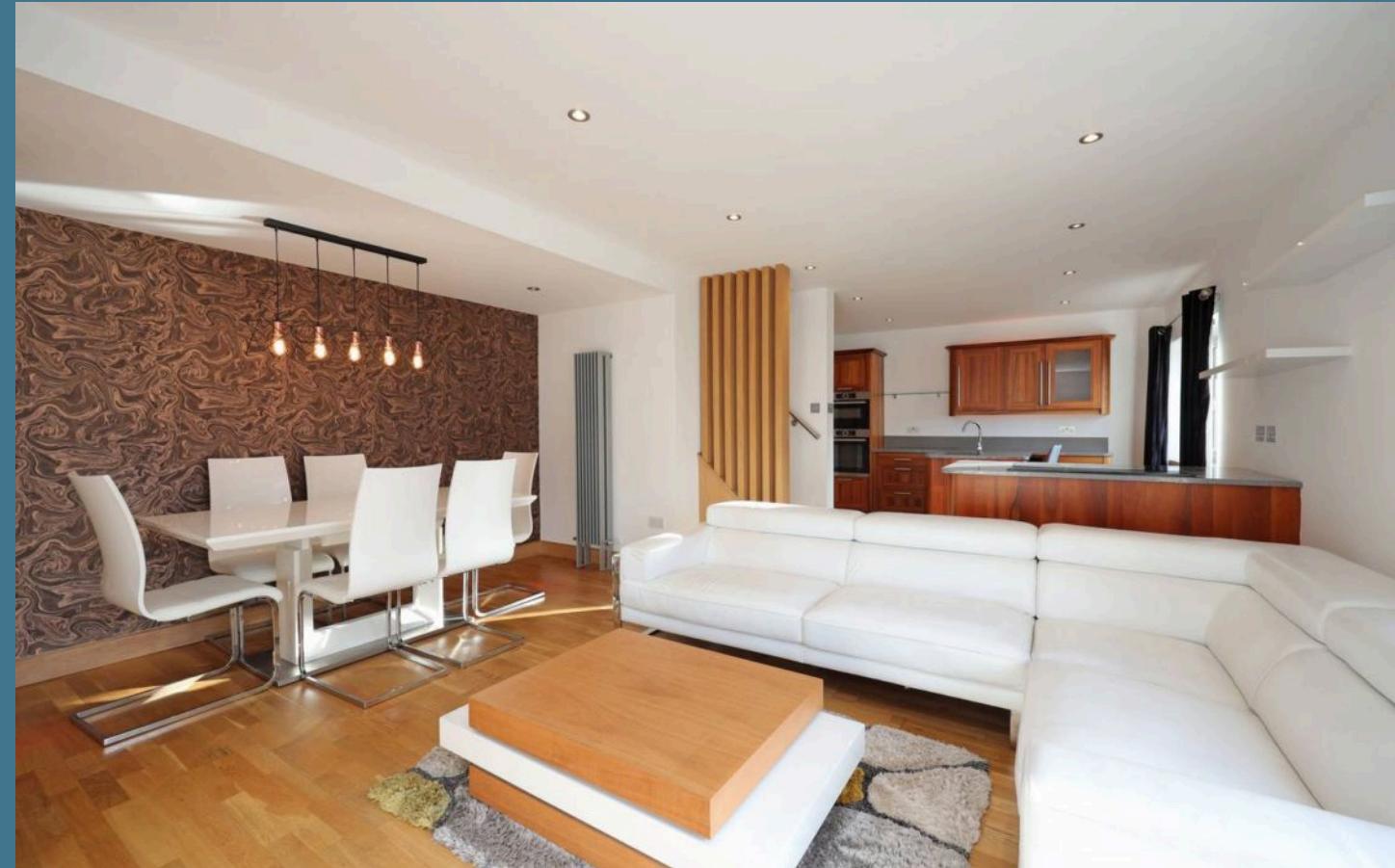
In Excess of £375,000

- Unique Split Level Detached Residence
- Genuinely Deceptive Accommodation
- Stylish Modern Contemporary Interior Layout
- Four Bedrooms And Two Bath/Shower Rooms
- Full Open Plan Living/Dining Kitchen
- Splendid Far Reaching Panoramic Views
- Substantial Rear Garden Plot
- Ready To Move In With No Upward Chain

A truly unique residence holding an elevated plot position, taking full advantage of superb panoramic westerly views enjoyed from the rear aspect.

The property is genuinely deceptive from the front elevation and is of split level design, offering up to four bedrooms with a modern contemporary interior design which includes a full luxury ensuite bathroom and a separate stylish family shower room. Living accommodation is provided on a lower ground floor level taking full advantage of the far reaching views enjoyed to the rear aspect. Comprising a full width open plan living/dining area with a well appointed kitchen and separate utility.

The property stands on a substantial garden plot, with parking to the front and a long rear garden with partially landscaped tiered terracing to soak up the sun and enjoy the views.





Accommodation: –

Central reception hallway with modern oak internal doors open to the bedroom accommodation and shower room. There is a modern upright radiator and a glass balustrade stairway leads to the lower ground floor reception and kitchen area. The master bedroom has a large rear facing window to take full advantage of the views and is fitted with triple wardrobe units with mirrored sliding doors including concealed entrance to a luxurious fully equipped ensuite bathroom. This is fitted with a raised feature bath with inset TV, concealed waterfall tap and wet room, shower area with raindrop thermostatic shower, wall hung vanity wash basin and enclosed WC.

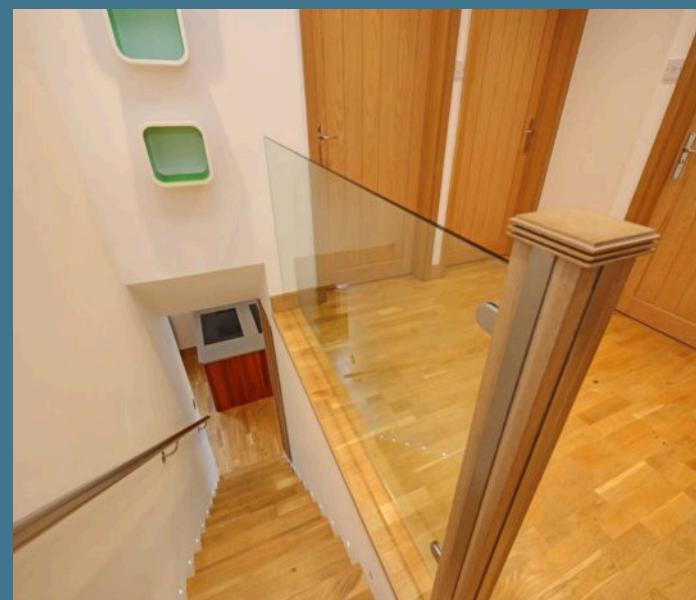


There are three further practical size bedrooms including a second guest bedroom having further fitted wardrobes and rearview aspect. The front bedrooms offer versatility to be used as alternative family reception/study areas which includes one bedroom currently fitted with a range of office cupboard storage units. The other bedroom has ladder access to the loft roof void, which contains the central heating boiler.

There is also an additional showroom to service these bedrooms which is fitted with a stylish modern suite with feature tiling and comprises; walk in shower with glass splash screen and mains thermostatic control, WC and a feature glass tabletop wash basin.

A staircase from the reception hallway with LED foot lighting leads to the lower ground floor reception area. This provides a stylish and full width open plan living and dining space with kitchen area. Further views are enjoyed, including patio doors opening onto an elevated patio, creating an ideal summer and entertaining space. The kitchen area is fitted with a well equipped contemporary range including peninsula breakfast area with granite worktops and a one and a half inset sink.

There is a full range of appliance integration to include fitted electric oven, matching combined microwave oven, twin integrated fridges, and large five ring induction hob with concealed surface mounted extractor. There is a separate utility with gloss fitted base/wall units, integrated dishwasher, full upright integrated freezer and larder cupboard. A further door leads to a walk in storage area with integrated shelving and additional pull-out shelving to further concealed under stairs storage.





To the exterior there is a block paved driveway providing parking to the front and a lawn area. Access can be obtained to either side of the property with steps down and lead to an Indian Stone paved terrace rear patio with protective glass balustrade enjoying far reaching panoramic westerly views and creates a perfect summer entertaining terrace. Steps lead down to a second tiered lawn area with retaining wall and further steps down to the lower garden area which is abundant with mature trees and shrubbery.

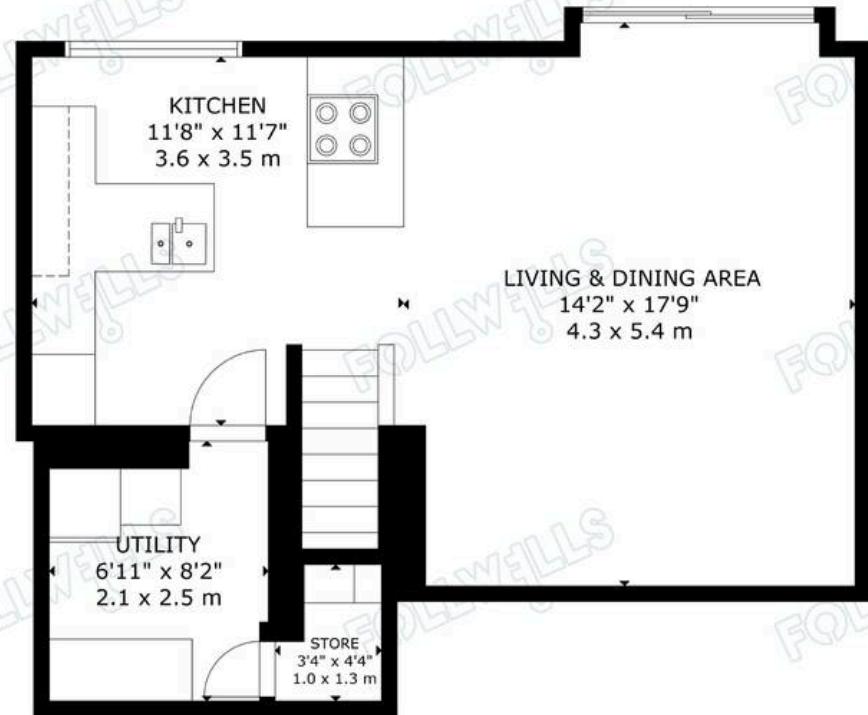
The property is ready to move in with no upward sales chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



LOWER GROUND FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 120 m²/1,297 sq ft

LOWER GROUND FLOOR: 44 m²/474 sq ft, GROUND FLOOR: 76 m²/823 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY