



# Copper Beech, 883 Lightwood

Stoke-on-Trent, ST3 7HA

£510,000

**Tinsley  
Garner**

independent property expertise



Your very own cottage in the woods! This beautifully crafted detached house was built in 2019 in a mature setting at the top of Lightwood Road, set in large gardens with views over countryside to the front. The accommodation caters to every need of modern living featuring a welcoming reception hall, large sitting room with wood burning stove, stylish open plan dining kitchen, the essential 'home office' and large utility room. Upstairs features a gallery landing with glass balustrade, four bedrooms, luxury en-suite and family bathroom. Built to a high specification with double glazed windows throughout, energy efficient heating with under floor heating to the ground floor and radiators upstairs. A lovely house in a great setting - viewing essential.



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## Entrance Hall

A spacious reception hall with part glazed composite front door and full height side windows, turned staircase to the first floor landing with oak handrail and glass balustrade. Karndean wood effect flooring with under floor heating. Glazed double doors opening through to the lounge.

## Cloakroom & WC

Fitted with a white contemporary style suite with WC and wash basin in vanity unit, Karndean oak effect flooring.

## Lounge

A bright & spacious sitting room which has windows to the front & rear, full height window to the side and glazed door to the patio. Recessed fireplace with wooden mantle, granite inset, pillars and hearth and wood burning stove. TV aerial & Sky connections

## Family Room / Study

A useful addition to the living space and ideal as a home office or kid's den.

## Dining Kitchen



A spacious open plan kitchen with room for dining! The kitchen is fitted with an extensive range of wall and base cabinets with painted Shaker style cabinet doors and contrasting white granite work tops with inset sink unit. Fitted appliances comprise: gas hob with extractor fan over, eye level electric double oven, fully integrated dish washer, wine cooler, fridge & freezer. Inset LED lighting throughout. Adjoining dining area with wide patio windows opening to the garden

## Utility Room

A large utility room with an extensive range of fitted storage, including full height units to one wall and wall & base cupboards, work surface and sink unit. Plumbing for washing machine & space for a dryer. Glazed door to the side of the house.

## Landing

Gallery landing with glass balustrade.

## Bedroom 1

A large main bedroom with windows to the front, rear and side of the house, recess dressing area. Radiator.



### En-Suite Shower Room

Fitted with a white contemporary style suite with walk-in shower with glass screen and thermostatic shower, wash basin in vanity cupboard & WC. Inset LED lighting. Vertical radiator.

### Bedroom 2

Double bedroom with window to the rear of the house. Radiator.

### Bedroom 3

Double bedroom with window to the front of the house. Radiator.

### Bedroom 4

Window to the front of the house. Radiator.

### Bathroom

Fitted with a white contemporary style suite featuring freestanding bathtub with chrome filler, walk-in shower enclosure with glass screen and thermostatic shower, wash basin in vanity unit & WC. Part ceramic tiled walls, inset LED lighting. Vertical radiator. Window to the rear of the house.

### Outside

The house occupies a large mature plot with gardens to all sides, extensive gravel parking area to the front and side of the house with wooden electric gates, and paved

patio areas to the side and rear. The gardens are sloping at the rear and feature a variety of established trees with planted borders.

### General information

Services: Mains gas, water, electricity & drainage. Gas central heating - under floor heating throughout the ground floor and radiators to the first floor.

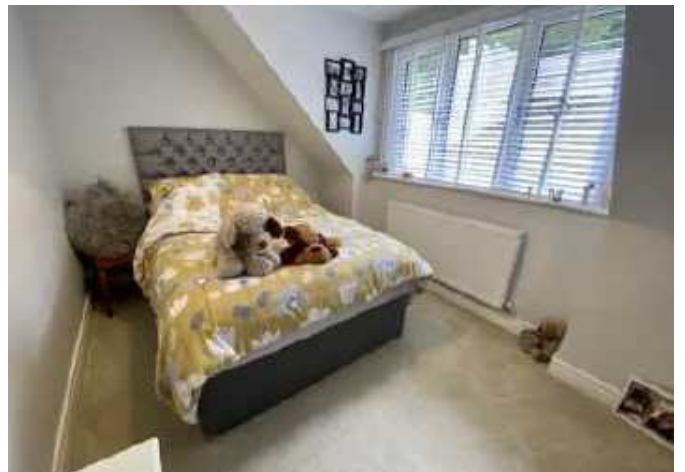
Council Tax band F

Viewing by appointment.

For sale by private treaty, subject to contract.

Vacant possession on completion.







# Energy Performance Certificate



**Copper Beech, Lightwood Road, STOKE-ON-TRENT, ST3 7HA**

**Dwelling type:** Detached house **Reference number:** 9958-3034-7382-6821-8974  
**Date of assessment:** 15 February 2019 **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 16 February 2019 **Total floor area:** 175 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 1,824**

**Over 3 years you could save**

**£ 132**

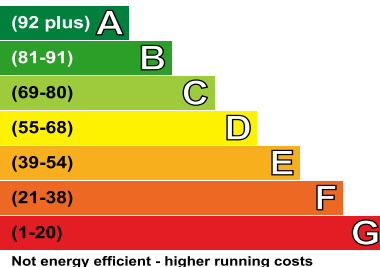
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 1,224 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 318 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 1,824</b>	<b>£ 1,692</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
85	92

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 894