



2 Diamond Avenue
Kidsgrove, ST7 4XZ

- STUNNING DETACHED RESIDENCE
- SIGNIFICANTLY IMPROVED
- BEAUTIFUL VIEWS
- HIGH SPEC BREAKFAST KITCHEN
- UTILITY & CLOAKS/W.C
- FOUR BEDROOMS, ENSUITE
- DOUBLE GARAGE
- UPDATED UPVC D/G & GCH

£345,000
NEW PRICE!



2 Diamond Avenue, Kidsgrove, Stoke-on-Trent, ST7 4XZ



Property Description

INTRO

Diamond's are Forever! Simply the Best and with a **NEW PRICE**: A stunning detached residence offered For Sale - which has to be viewed to fully appreciated! Complete with a double garage, stunning updated breakfast kitchen inc appliances, ensuite & family bathroom. A Conservatory with velux roof windows, entrance hallway, cloaks/w.c, spacious lounge, dining room, a utility, four good sized bedrooms, well appointed ensuite, cloaks & bathroom. At the rear of the property a beautiful conservatory over looking the landscaped garden. A double garage & block paving to the frontage. Updated UPVC double glazed windows in 2018/2019 & Solidor front door. The property has been renovated by the current vendors to an exceptionally high standard, no expenses spared. Viewing imperative without delay to secure this Jewel of a property.

COVERED ENTRANCE PORCH
Courtesy external light.



ENTRANCE HALL

Entered through a Solidor with leaded glazed panels installed. Staircase to the first floor with "Richard Burbridge fusion" solid oak hand rails and posts with chrome rails and fixings. Coving to the ceiling. Ceramic tiled floor which continues through to the utility, understairs store, cloakroom, kitchen and conservatory. Radiator. Doors off to lounge, kitchen and cloaks.

LOUNGE

18' 4" x 12' 7 max in to bay" (5.59m x 3.84m) Walk in bay window to the front elevation. Large reception room with a feature fireplace with inset fire. Coving to the ceiling. Two radiators. Double doors opening to:



DINING ROOM

11' 8" x 9' 8" (3.56m x 2.95 m) Large window to the rear elevation. Coving to the ceiling. Radiator.

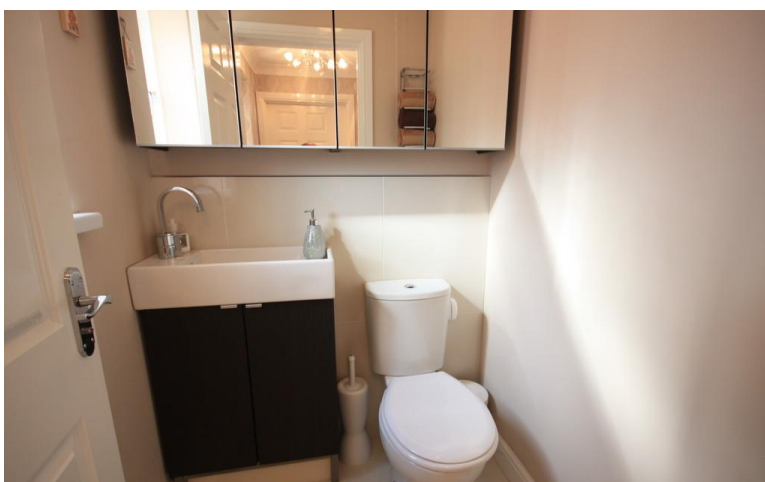
KITCHEN/BREAKFAST ROOM

14' 2" x 11' 8" (4.32m x 3.56m) A stunningly fitted high specification kitchen with a custom made central island/breakfast bar, comprising a range of wall and base units providing ample cupboard and drawer storage. One and a half bowl composite resin sink. Worksurfaces. Feature central island. Integrated Whirlpool dishwasher. Top of the range Neff oven with slide and hide door, also a Neff oven combined with grill/microwave, both with pyrolytic self cleaning and Neff induction hob with chimney style extractor over. Space for large, double fridge/freezer. Useful understairs store area. Nine power points. Lighting by LED down lighters and under wall cupboard LED strip lights. Ceramic tiled floor. Water stop switch. Radiator. Window to the rear. Door to the dining room and door to:



UTILITY ROOM

A range of wall and base units and worksurface. Glass PVC door. Ceramic tiled floor. Concealed updated Worcester Bosch condensing gas combi boiler, with renewed radiators inc thermostatic valves. The heating system benefits from smart heating controls which can be controlled by the Hive unit or remotely from any mobile device. UPVC door gives access to the side of the property. Splash back tiling.



CLOAKROOM

Window to the front elevation. Updated suite comprising, Low level W/C, wash hand basin with vanity unit below. Replaced Electric consumer unit. Also includes two double mirrored wall cabinets.



CONSERVATORY

16' x 9' (4.88m x 2.74m) Accessed through the kitchen. The Conservatory was replaced in 2018 and now benefits from a "Superlite" insulated roof, including two "Velux" smart windows which can be set to open/close according to the room temperature, to be open/closed from within the property or be remotely controlled on any mobile device. Four power points, TV aerial point. Lighting by dimmable LED down lights.

FIRST FLOOR LANDING

Useful store cupboard. Radiator. Access to the loft, which is mostly boarded and provides a large storage area, also with two fixed light fittings.



BEDROOM ONE

15' 6" x 12' 8" (4.72m x 3.86m) Walk in bay window to the front elevation. Built in wardrobes. Twin cloaks cupboard. Radiator. Door to:

ENSUITE

Window to the side elevation. Recently fitted with feature tiling. The suite comprises, double enclosed shower cubicle, low level W/C, wash hand basin with vanity cabinet below.

BEDROOM TWO

10' 9" x 9' 6" (3.28m x 2.9m) Window to the rear elevation. Fitted wardrobes. Radiator.



BEDROOM THREE

11' 6" x 7' 11 plus recess" (3.51m x 2.41m) Window to the front elevation. Radiator.

BEDROOM FOUR

11' x 7' 10" (3.35m x 2.39m) Window to the rear elevation. Radiator.

FAMILY BATHROOM

Window to the rear elevation. An updated luxury suite comprising, paneled bath with shower over, low level W/C, wash hand basin with vanity unit below. Splash back tiling to the walls and glass feature tiling, radiator.



FRONT

Block paved, providing ample parking to the front and side of the garage. Sufficient parking for a caravan/motorhome and/or multiple vehicles. Access to the side of the property.

DOUBLE GARAGE

17' 3" x 16' 3" (5.26m x 4.95m) Twin electric roller shutter doors recently installed & can be remotely controlled.



Lighting and power. Open loft space for storage, partly boarded for ample storage. Recently installed UPVC personal access door to the side. Professionally installed work bench with over bench lighting, ample shelving, 4 double sockets and further power points, TV aerial point and socket. LED lighting.

REAR GARDEN

Enclosed with fencing to all sides. A lovely landscaped garden with astro turf lawn and shrub borders. Electric power points.

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 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.



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