



43 Highland Drive

Lightwood, ST3 4TA

£289,950

**Tinsley
Garner**

independent property expertise



This attractive detached family home has been extensively improved by the current owners. Nestled on the corner of a small cul-de-sac & offering immaculately presented accommodation throughout including: reception hall, guest cloakroom, lounge, dining room, large conservatory with designer wood burning stove, kitchen, separate utility, four bedrooms with ensuite to the master & family bathroom. Benefitting from an open front aspect, stunning landscaped low maintenance rear garden, detached double garage, Upvc double glazing & modern gas combi central heating. Early viewing essential - NO UPWARD CHAIN

43 Highland Drive

Lightwood, ST3 4TA

Entrance Hall

Composite part obscure leaded double glazed front door opens to the reception hallway offering ceiling coving, alarm pad, radiator, wood effect laminate flooring & under stairs storage drawers. Access to guest cloakroom, lounge, dining room, kitchen & stairs to the first floor accommodation.

Guest Cloakroom

Fitted with a modern white suite comprising; low level push button WC & vanity wash hand basin with chrome mixer tap. Fully tiled walls, Upvc obscure double glazed window to the front aspect, chrome towel radiator & wood effect laminate flooring.

Lounge

A spacious reception room offering Upvc double glazed window to the front elevation & sliding door to the large conservatory, inset wood burning stove with slate hearth & oak mantle, ornate ceiling coving, radiator, carpet & TV connection.

Dining Room

Open plan to the hallway with Upvc double glazed window to the front of the house, radiator & wood effect laminate flooring.

Kitchen

Fitted with a range of limed oak effect door fronted wall, floor & display units, white work surfaces with tiled splash-backs, inset stainless steel sink & drainer with mixer tap, Upvc double glazed window overlooking the rear garden & vinyl flooring. Access to the utility. Appliances include gas hob with extractor hood & light over, integral double oven. Plumbing for a dishwasher & space for an upright fridge freezer.

Utility

Matched to the kitchen with limed oak effect door fronted base unit, white work surface with inset stainless steel sink & drainer with chrome mixer tap, tiled splash-back, radiator, vinyl flooring & doorway to the conservatory. Plumbing for washing machine.

Conservatory

A superb conservatory boasting a designer wood burning stove, just ideal for entertaining in style or chilling out whilst gazing at the garden. Low wall & Upvc double glazed unit construction with French doors, vaulted roof, lighting, power, fitted window blinds & wood effect laminate flooring.

First Floor

Stairs & Landing

Traditional white painted spindles, newel posts & banister stairs with galleried landing, carpet, ceiling coving, Upvc double glazed window to the rear aspect, loft access & airing cupboard housing the Vogue C32 Gen2 gas central heating system. The loft has a light & is partially boarded for storage.

Master Bedroom

With extensive fitted bedroom furniture including wardrobes & storage, ceiling coving, Upvc double glazed window to the front aspect, radiator, carpet & doorway to ensuite

Ensuite Shower Room

Fitted with white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap, 1200mm shower enclosure with mains fed thermostatic shower system. White clad ceiling with recessed lights, fully tiled walls, towel radiator, Upvc obscure double glazed window to the side elevation & tile effect laminate flooring.



Bedroom Two

With Upvc double glazed window to the front aspect, carpet & radiator.

Bedroom Three

With Upvc double glazed window overlooking the rear garden, carpet & radiator.

Bedroom Four

Currently used as a study offering an arch top Upvc double glazed window to the front of the house with fitted shutters, part vaulted ceiling, carpet & radiator.

Family Bathroom

A modern bathroom fitted with a white suite comprising: offset bath, panel & shower screen, chrome mixer tap with shower head & Triton electric shower system above. Inset low level push button WC & vanity wash hand basin with chrome mixer tap. Recessed ceiling lights, extractor fan, fully tiled walls, Upvc obscure double glazed window to the rear aspect, towel radiator & wood effect laminate flooring.

Outside

The property is tucked into a small cul-de-sac position being approached via a block paved driveway providing off road parking before a detached double garage. The brick & tile double garage has two steel up & over doors, power, lighting & side access door.

Front

With lawn, stocked borders, block paved pathway to an open porch with coach light. There is side access to the rear garden via a wooden gate.

Rear

The rear garden has been completely redesigned & landscaped, its simply stunning! With concrete impressed pattern patio & pathways, second paved patio area, upright timber sleeper flowerbeds, two large artificial lawns with timber sleeper borders & tastefully painted timber fence panelling. Subject to

separate negotiation, large log store with wheelie bin storage.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services

Mains gas, water, electricity & drainage.

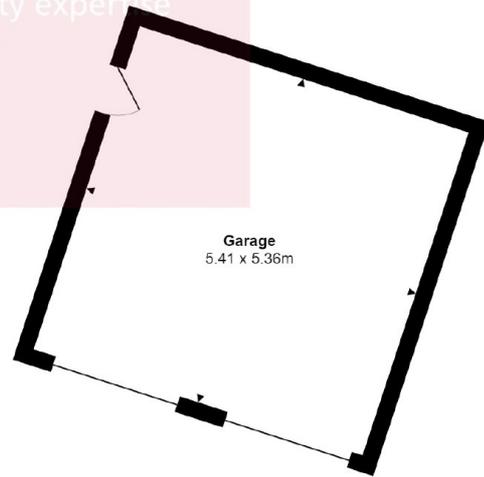
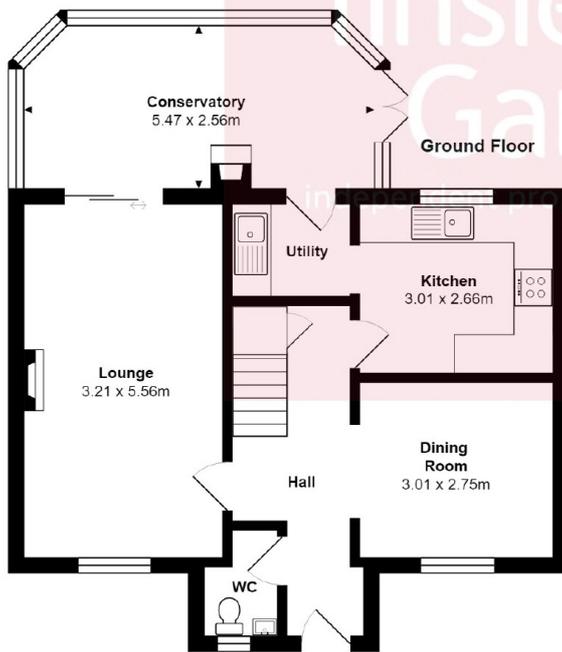
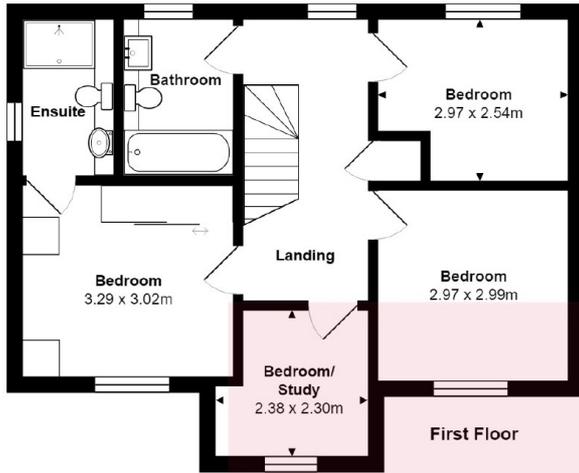
Gas central heating.

Viewings

Strictly by appointment via the agent.







Total Area: 115.1 m² (excluding garage)
 All contents, positioning & measurements are approximate and for display purposes only



Energy Performance Certificate



43, Highland Drive, STOKE-ON-TRENT, ST3 4TA

Dwelling type: Detached house
Date of assessment: 24 July 2018
Date of certificate: 24 July 2018

Reference number: 8088-7223-3570-5274-8926
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

Use this document to:

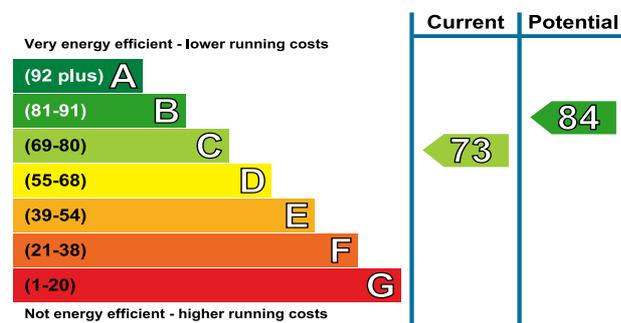
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,262
Over 3 years you could save	£ 177

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	
Heating	£ 1,788 over 3 years	£ 1,701 over 3 years	
Hot Water	£ 255 over 3 years	£ 165 over 3 years	
Totals	£ 2,262	£ 2,085	

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



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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 87
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 873

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.