



Valletort Road, PL1

Offers Over: £450,000

This sensationally re-developed property situated within one of Stoke's most desirable streets is one of undeniable elegance of the most breath-taking of standards. The attention to detail throughout every element of this conversion along with an indulgence of spectacularly luxurious finishing has resulted in this four double bedroom home making a true statement of class.

Whilst the current owners have retained an immense sense of character which one would expect with a property of this era, the contemporary interior finish will be sure to leave a real impression. Whilst even further extensions and alterations have taken place on the ground floor to create this substantial and very much family-orientated intended layout. With four double bedrooms and two reception areas available downstairs, one is truly spoilt for choice. The extensive family home is complete with an enclosed courtyard to the rear. EPC: TBC.

Rooms

Porch UPVC front door, black and white tiled floor

Hallway Black wooden door with glass panels, grey wood effect vinyl, frosted upvc door leading to garden

Lounge 13' x 16'10" x (3.96m x 5.13m x). Black wooden door, carpet flooring, double glazed bay window, gas wall mounted radiator

Kitchen / Diner 12'2" x 31'5" (3.7m x 9.58m). Black wooden door with glass panel grey wood effect vinyl flooring, double glazed bay window to front aspect. Matte black kitchen units with marble worktops, integrated hob, oven, dishwasher, fridge/freezer. Double glazed window to side aspect, gas wall mounted radiator

Bedroom 4 9'7" x 11'2" (2.92m x 3.4m). Black wooden door, carpet, double glazed window

Ensuite Bathroom 3'10" x 9'7" (1.17m x 2.92m). Black wooden door, tiled floor, white toilet, White basin, shower with glass sliding door, wall mounted gas radiator, frosted double glazed window

Utility Room 5'5" x 6'6" (1.65m x 1.98m). Black wooden door, tiled flooring, black basin units with sink, white toilet, frosted glass double glazed window

Landing Grey carpet, upvc double glazed window on stairs, black wooden banister

Bedroom 1 13' x 16'10" (3.96m x 5.13m). Black wooden door, carpet, double glazed bay window, wall mounted gas radiator





Bedroom 2 14'8" x 16'1" (4.47m x 4.9m). Black wooden door, carpet floor, double glazed bay window, wall mounted gas radiator

Bathroom 7'1" x 11'9" (2.16m x 3.58m). Black wooden door, tiled flooring, walk in shower with glass panel, free standing white bath, built in sink unit, wall mounted radiator

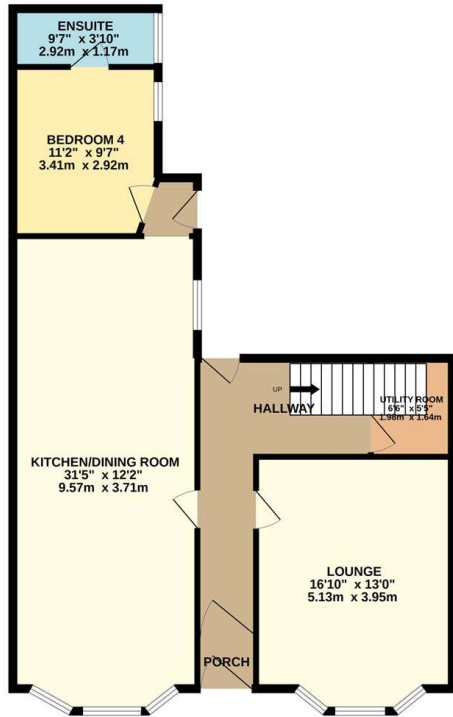
Bedroom 3 12'2" x (3.7m x). Black wooden door, carpet, double glazed window to rear aspect, wall mounted gas radiator

W/C Black wooden door, tiled flooring, white toilet, white basin

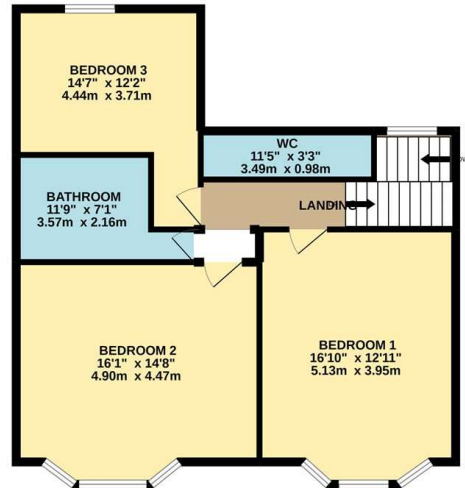
Exterior Good size rear patio courtyard with back gate into access lane



GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1651 sq.ft. (153.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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