



486 Ash Bank Road Werrington, Stoke-On-Trent, ST9 0DT

SPECTACULAR, PHENOMENAL, ASTOUNDING... all words that exceed expectation! These words could not be any more apt for this breath-taking detached family residence on Ash Bank Road. Taken straight from the pages of any grand design, the quality and space on offer with this spacious home without a doubt exceeds expectation. Finished to the highest of standards the property has a large entrance hall with floating staircase leading to the first floor, the main hub of the home is the impressive open plan kitchen/dining/family room, complete with island and integrated appliances, the bi-fold doors allows you to observe the picturesque open view from a height and a balcony area allows for outside dining and entertaining. The lounge is cosy complete with multi fuel log burner and entertainment wall and the ground floor is completed with a large utility room with shower room off and a separate playroom/office. To the first floor you will find five double bedrooms, the master suite is finished with a dressing room and en-suite. A second bedroom is also home to another en-suite and the family bathroom offers luxurious bathing in soothing surroundings with a freestanding bath positioned perfectly in front of picture window to admire the view. Externally the property has a sweeping driveway to the front offering ample off road parking and an integral garage for storage. To the rear the garden is landscaped with a paved patio area leading down to the lawn. The plot continues approximately one acre with mature trees and shrubbery. Located in the desirable area of Werrington, close to excellent schooling and amenities. This home defines the mould of remarkable and needs to be viewed to be fully admired, call today to book a viewing.

£695,000

486 Ash Bank Road

Werrington, Stoke-On-Trent, ST9 0DT



- SPECTACULAR DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FIVE DOUBLE BEDROOMS & DRESSING ROOM TO THE MASTER
- HUGE PLOT OF APPROXIMATELY ONE ACRE
- SUPERB OPEN VIEWS TO REAR
- LARGE LOUNGE WITH MULTI FUEL LOG BURNER
- FAMILY BATHROOM PLUS TWO EN-SUITES & SHOWER ROOM
- FINISHED TO THE HIGHEST OF STANDARDS
- UTILITY ROOM & PLAYROOM/OFFICE
- RAISED BALCONY & LANDSCAPED GARDEN

GROUND FLOOR

Entrance Hall

15'3" x 9'11" (4.66 x 3.04)

The property is accessed by a composite entrance door to the front aspect and coupled with three double glazed windows to the front. A vaulted ceiling houses two velux skylight windows. Tiled flooring and radiator. A floating staircase with glass balustrade takes you to the first floor.

Lounge

29'4" x 11'4" (8.96 x 3.47)

A double glazed window overlooks the front aspect and two windows overlook the side. To the rear bi-fold doors open out onto the balcony area. The lounge benefits from a media wall and a multi fuel log burner. Two radiators and Herringbone flooring with television point.

Open Plan Kitchen/Dining/Family Room

36'2" x 20'4" (11.03 x 6.22)

This impressive space is the hub of the home, offering the lounge, dining and kitchen area. There are bi-fold doors that open out onto the balcony area coupled with a double glazed window and a large skylight lantern that opens electronically. The kitchen area is fitted with a range of wall and base units and island storage with coordinating Quartz work surface areas and tiled flooring. Inset bowl sink unit with hot water tap. Integrated appliances include a triple electric oven and double gas hob with cooker hood above, fridge/freezer, dishwasher, wine cooler and microwave. There is ample space for a dining table and chairs and a lounge area with television point. The room is lit with ceiling spotlights, hanging lights and also integrated island lighting. Two radiators with one of them being a vertical one.

Inner Hall

21'3" x 5'4" (6.49 x 1.64)

A double glazed UPVC door leads out to the side aspect. Continued tiled flooring leads from the entrance hall with ceiling spotlights. Large storage cupboard housing central heating boiler and water tank with ceiling spotlights.

Playroom/Office

8'7" x 8'5" (2.62 x 2.58)

A double glazed window overlooks the side aspect, ceiling spotlights and vertical height radiator.

Utility Room

36'2" x 20'4" (11.03 x 6.22)

A double glazed window overlooks the front aspect. Fitted with a range of base storage units with inset stainless steel sink unit and side drainer. Coordinating Quartz work surface areas. Space and plumbing for washing machine and tumble dryer. Vertical height radiator.

Shower Room

10'2" x 2'4" (3.1 x 0.72)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and wash hand basin.

FIRST FLOOR

First Floor Landing

23'8" x 3'9" (7.23 x 1.15)

The glass balustrade continues from the staircase and allows you to look down into the entrance hall. Ceiling spotlights and radiator.

Bedroom One

16'2" x 13'10" (4.94 x 4.22)

A double glazed full height picture window overlooks the rear coupled with a Velux window to the side. Television point, ceiling spotlights and radiator.

Dressing Room

10'9" x 9'8" (3.30 x 2.96)

A Velux window overlooks the front aspect. Fitted rails and storage. Ceiling spotlights and radiator.

En-Suite

7'5" x 5'6" (2.28 x 1.70)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Fully tiled walls and ladder style towel radiator. Ceiling spotlights.

Bedroom Two

14'10" x 12'8" (4.54 x 3.88)

A double glazed full height picture window overlooks the rear aspect with a Velux window to the side. Television point, radiator and ceiling spotlights.

Bedroom Two En-Suite

7'10" x 4'8" (2.39 x 1.44)

Fitted with a suite comprising shower unit with waterfall shower head, vanity hand wash basin and a low level W.C. Extractor fan and ladder style towel radiator. Ceiling spotlights.

Bedroom Three

11'9" x 11'6" (3.59 x 3.53)

A double glazed window overlooks the rear aspect. Television point and radiator. Ceiling spotlights.

Bedroom Four

13'11" x 11'0" (4.25 x 3.36)

A double glazed Velux window overlooks the side aspect. Ceiling spotlights and television point. Radiator.

Bedroom Five

10'3" x 8'3" (3.14 x 2.54)

A double glazed Velux window overlooks the front aspect. Ceiling spotlights and radiator.

Family Bathroom

11'5" x 8'2" (3.49 x 2.49)

A double glazed full height picture window overlooks the rear aspect. Fitted with a suite comprising freestanding bath, walk in double shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Vertical height radiator. Ceiling spotlights and integrated Bluetooth speakers.

EXTERIOR

To the front the property has a large tarmac driveway for ample off road parking and is walled to the front. A side access gate leads to the rear garden where you will find superb open views. The rear garden has been landscaped and provides a raised composite decked balcony area with glass balustrade perfect for barbecuing and dining. Below the garden has a large paved patio area leading on to a lawn with flower bed borders and garden shed. The garden then continues for approximately an acre of mature trees and shrubbery.

Store Room

48'8" x 12'0" (14.85 x 3.68)

Accessed via bi-fold doors leading from the rear patio area this room is currently storage, but subject to the correct planning consents and sign off could be a versatile space for a games room, home cinema or entertaining area.

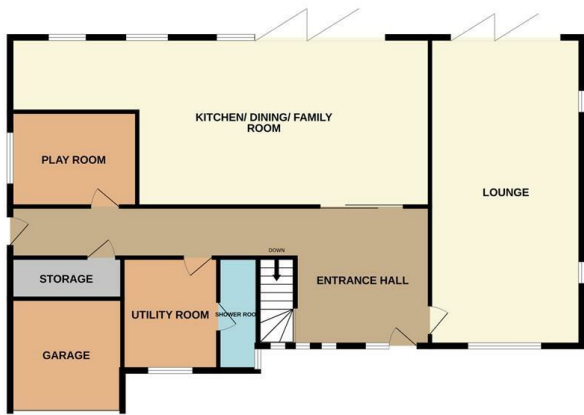
Integrated Garage

Up and over door, used for storage as not full length garage.



Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	