



1 Beechwood Close, Stoke-On-Trent, ST11 9RH
Offers around £259,950



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Step into this beautifully extended semi-detached home, where every detail has been carefully crafted to offer an enhanced living experience for you and your family. As you enter through the front door, you're greeted by a welcoming entrance hall, setting the tone for the warmth and comfort that awaits within. The spacious lounge boasts a stunning large bay window, flooding the room with natural light and creating a perfect spot for relaxation. Adjacent is the inviting dining room, featuring traditional woodblock flooring and elegant patio doors that open out to the rear, seamlessly blending indoor and outdoor living spaces. Prepare culinary delights in the charming sage country-style shaker kitchen, complete with wooden worktops and integrated appliances. A separate utility room, continuing the theme, provides convenience and practicality. An inner passage leads to a convenient cloakroom, adding to the functionality of the home. Upstairs, discover three bedrooms offering ample space for rest and rejuvenation, alongside a fresh white three-piece bathroom suite, exuding modern elegance. Outside, the property impresses with a tarmac driveway leading to a double garage, ensuring parking is never an issue. A lawned frontage adds to the appeal, while the enclosed rear garden, bordered by fencing or walls, offers privacy and tranquility. Enjoy alfresco dining or simply unwind on the patio area spanning the width of the property, overlooking the lush lawned garden with a paved pathway meandering through its center. Don't miss the opportunity to make this meticulously designed house your new home, where every detail has been thoughtfully considered to provide the perfect backdrop for cherished family memories.



The Accommodation Comprises

Entrance Hall

12'0" x 5'9" (3.66m x 1.75m)

A composite double-glazed front entrance door beckons you inside, ensuring security and insulation. The rich woodblock flooring exudes warmth and character, complemented by the natural light streaming in through the UPVC double-glazed side windows. A radiator provides comfort, ensuring a cozy ambiance throughout.

Convenience meets practicality with an understairs storage cupboard, offering ample space to keep belongings neatly tucked away, keeping the hallway clutter-free and organized. This thoughtfully designed entrance sets the tone for the rest of the home, inviting you to explore and discover the comfort and style that awaits within.

Lounge

11'5" x 12'8" (3.48m x 3.86m)

The well-appointed lounge, where an elegant country-style theme sets the tone for relaxation and refinement. The UPVC bay window floods the room with natural light, creating a bright and inviting atmosphere that highlights the tasteful decor. A radiator ensures comfort, allowing you to unwind in style regardless of the weather outside.

Dining Room

9'7" x 8'10" (2.92m x 2.69m)

Enhanced by the classic appeal of woodblock flooring, the room exudes a timeless charm that adds warmth and character to every gathering. A radiator ensure comfort and the room offers UPVC patio doors that lead to the rear garden inviting in natural light and offering views of the garden.

Kitchen

11'11" x 9'7" (3.63m x 2.92m)

The kitchen exudes an abundance of country-style charm. Sage shaker units with dull chrome handles line the walls, adding a touch of rustic elegance to the space. The wooden worktop, incorporating a white ceramic sink with a swan-like mixer tap, serves as both a functional workspace and a focal point of timeless beauty. Positioned beneath a window, the sink area offers a picturesque view of the outdoors.

Equipped with modern conveniences, the kitchen boasts a built-in oven, 5-ring gas hob, extractor hood, and integrated microwave, ensuring effortless meal preparation with style and efficiency. Spotlighing illuminates the room, casting a warm glow over the exquisite details. The continuity of the woodblock flooring adds to the cohesive design, creating a seamless flow throughout the space.

Utility Room

7'2" x 9'8" (2.18m x 2.95m)

A practical space designed to enhance efficiency and organisation in your home. Here, you'll find an inset stainless steel sink with a mixer tap, offering convenience for various tasks such as laundry and

cleaning. The room features duplicate units matching those found in the kitchen, ensuring continuity in style and providing ample storage for household essentials.

A radiator, part tiled walls add a touch of sophistication while protecting the surfaces from splashes and spills. The tiled floor offers durability and easy maintenance, making it ideal for high-traffic areas.

Natural light streams in through the UPVC window and door, plumbing for an automatic washing machine and a vent for a tumble dryer make laundry chores a breeze, adding to the practicality of this functional room.

Inner Passage

2'9" x 6'5" (0.84m x 1.96m)

Step through the inner passage, a versatile space that seamlessly connects different areas of the home. Here, you'll find a built-in desk that doubles as an office area, providing a dedicated space for work or study.

Cloakroom

3'9" x 6'0" (1.14m x 1.83m)

Having a pedestal wash hand basin with mixer tap and low flush WC. The tiled floor adds style and practicality, while the UPVC window brings in natural light.

Landing

Ascend to the landing, where you'll find a built-in cupboard providing convenient storage space. Access to the roof is available, and a window.

Bedroom One

10'5" x 12'1" (3.18m x 3.68m)

Discover bedroom one, complete with a built-in wardrobe offering ample storage space for your belongings. A radiator and a window invites natural light to illuminate the room, creating a cosy retreat.

Bedroom Two

9'3" x 12'1" (2.82m x 3.68m)

Enjoy the convenience of built-in wardrobes in bedroom two also, providing organised storage without sacrificing space, radiator and window.

Bedroom Three

6'8" x 6'8" (2.03m x 2.03m)

Thoughtfully designed with a built-in bed, storage cupboards, and shelves, maximising space and functionality. There is a radiator and window.

Family Bathroom

5'5" x 7'9" (1.65m x 2.36m)

A P-shaped bath with a plumbed-in shower overhead. A pedestal wash hand basin and low flush WC offer convenience, while tiled walls add a touch of elegance and are easy to maintain. A chrome towel radiator

ensures warmth and comfort, while a UPVC window fills the space with natural light, creating a refreshing atmosphere.

Outside

Situated on a generous level plot, the property boasts a tarmac driveway, providing ample parking space and granting access to the attached double garage, perfect for additional parking or storage needs. The front of the property is adorned with a well-maintained lawned garden, offering greenery for privacy and enhancing the curb appeal. At the rear, discover an enclosed lawned garden, providing a safe and private outdoor space for relaxation and recreation. A paved patio stretches the width of the property, offering the ideal setting for outdoor entertainment and al fresco dining, while boundaries made up of fencing and walls ensure security and seclusion.

For added convenience, an outside shed is included, providing extra storage space for garden tools and equipment. With its spacious and well-appointed outdoor areas, this property offers the perfect blend of functionality and tranquility, ideal for enjoying the outdoors in comfort and style.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





