



**12 New Avenue, Draycott, Staffordshire ST11 9AD**  
**Offers around £220,000**



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

A beautifully extended semi-detached bungalow, offering a fantastic blend of space, style, and versatility. The property boasts a spacious lounge with a stunning feature bay window, perfect for relaxing or entertaining, alongside a fitted kitchen with space for appliances and a sleek, modern utility room with contemporary cabinetry.

The accommodation flows via an inner hallway to two generous bedrooms and a stylish, recently upgraded bathroom finished to a high standard. Adding further potential, a lean-to stretches across the bungalow and could easily be transformed into additional living space to suit your needs.

Externally, the property truly excels. The gardens provide a peaceful retreat with well-maintained lawns, a BBQ and seating area, and a side garden that adds extra space and flexibility. A detached workshop/storeroom with double patio doors offers practicality for hobbies, storage, or even a home office.

Set in a highly desirable village location, this home combines tranquility with convenience, being within easy reach of the A50, providing excellent links between Stoke and Derby. Perfect for a starter home, downsizers, or anyone seeking adaptable living space in a sought-after location.



## The Accommodation Comprises

### Utility Room

8'2" x 6'4" (2.49m x 1.93m)

A modern and practical space fitted with high-gloss light grey wall cabinets and a coordinating worktop with under-counter appliance space. The room is finished with easy-care lino flooring, a UPVC window providing natural light, and a central heating radiator.

### Kitchen

11'7" x 8'11" (3.53m x 2.72m)

A traditional wooden kitchen offering generous work surface space, complemented by overhead glass-fronted display cabinets. An inset sink unit with mixer tap and drainer is set beneath the worktop, while a window overlooking the front elevation provides natural light. Space is available for a cooker and fridge freezer. The room is finished with a wooden-effect flooring for a warm and practical touch.

### Lounge

16'7" (into bay) x 10'11" (5.05m (into bay) x 3.33m)

A well-proportioned reception room with modern décor and a feature UPVC bay window overlooking the front elevation, filling the space with natural light. The room provides ample space for a dining area, making it ideal for both everyday living and entertaining. Finished with laminate wood flooring and a central heating radiator, the lounge offers comfort alongside a welcoming, cosy feel.

### Inner Passage

15'11" x 8'11" (reducing to 2'8") (4.85m x 2.72m (reducing to 0.81m))

Having a radiator, inset spot lighting and access to roof void.

### Bedroom One

16'6" x 8'6" (5.03m x 2.59m)

A generously sized double bedroom featuring two UPVC windows to the rear elevation, filling the room with natural light. A central heating radiator completes this bright and welcoming principal bedroom.

### Bedroom Two

12'10" x 10'11" (3.91m x 3.33m )

A comfortable second bedroom with a UPVC window, a

central heating radiator. Ideal as a child's room, guest room, or home office.

### Bathroom

11'7" (max) x 5'5" (3.53m (max) x 1.65m)

A modern fitted bathroom comprising a panelled bath with mixer tap and shower attachment, a fully tiled shower cubicle with plumbed-in shower, wash hand basin with mixer tap set above a vanity unit, and a low flush WC. The room is finished with fully tiled walls, inset spot lighting, and a privacy UPVC window.

### Lean to:

6'2" x 18'7" (1.88m x 5.66m )

An additional space providing flexibility to suit a variety of needs. While some improvement is required, this area offers potential to become a useful extension of the living accommodation, adaptable to your own requirements.

### Outside

The property is set on a generous, level plot, featuring a wide frontage that provides ample parking and extends around the side of the house. The lawned gardens stretch across the rear and wrap around to the side, incorporating a BBQ area for outdoor entertaining. A detached workshop with a store room is also included, featuring double UPVC patio doors to the side. The gardens are well established, with thoughtfully arranged, well-stocked planting areas.

### 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.





