



**11 Scarratt Drive, Forsbrook, Staffordshire ST11 9AN**  
**Offers around £240,000**



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



A charming semi-detached bungalow offering well-established accommodation, lovingly cared for and thoughtfully upgraded over the years, so the incoming purchaser can enjoy a ready-to-move-in home.

The bungalow is approached via a side entrance, immediately creating a warm and welcoming atmosphere. At the heart of the home, an attractive country cream shaker-style kitchen is beautifully presented, with wood-effect work surfaces, space for appliances, and a cozy breakfast area — perfect for relaxed dining.

The spacious lounge, positioned to the front, exudes comfort and character, featuring a large bay window and a focal Adam-style fireplace. An L-shaped inner hall provides access to two bedrooms, one of which boasts a full wall of built-in wardrobes, while bedroom two offers access to a generous rear conservatory, ideal as a flexible sitting area or additional living space.

The modern shower room has also been thoughtfully upgraded, with a separate enclosed shower, vanity unit, and luxury vinyl flooring, combining style and practicality.

Externally, the property sits on a well-maintained plot with a paved driveway providing ample parking to the front, gated side access leading to a detached garage, and further gated access into an enclosed, private rear garden. The rear garden features patio seating areas, low-maintenance gravel with decorative bedding plants, and is fully enclosed for privacy and security.

This home is the perfect combination of comfort, style, and convenience, ready for the next owner to move straight in and enjoy.



## **The Accommodation Comprises**

### **Attractive Kitchen**

11'8" x 8'10" (3.56m x 2.69m )

The kitchen is attractively fitted with a well-cared-for country cream shaker-style range, complemented by wood-effect work surfaces. A white inset two-bowl sink with drainer is incorporated, along with plumbing and space for an under-counter washing machine, freestanding fridge/freezer, and cooker. The room benefits from luxury cushioned vinyl flooring and comfortably accommodates a breakfast table for two, creating a pleasant and practical dining space. Further features include a uPVC window providing natural light and a radiator.

### **Spacious Lounge**

17'0" x 10'10" (5.18m x 3.30m)

The spacious lounge exudes warmth and character, centred around an elegant Adam-style fireplace with a marble inset and hearth. Currently fitted with an electric fire, a gas connection is also available for added flexibility. Flooded with natural light from a large uPVC bay window, the room is further complemented by a double radiator, creating a bright and welcoming living space.

### **Side Entrance and Inner Hall**

3'0" x 9'0" (0.91m x 2.74m )

The L-shaped inner hall, measuring approximately 9'8" at its longest point, is accessed via a uPVC side door and features laminate flooring and a radiator. It provides convenient access to all principal rooms of the bungalow.

### **Bedroom One**

11'9" x 8'11" (3.58m x 2.72m)

Bedroom one is a generous and well-appointed room, featuring an extensive range of white built-in wardrobes spanning an entire wall, offering excellent storage and a clean, streamlined finish. The room is further enhanced by a window providing natural light and a radiator.

### **Bedroom Two**

9'1" x 8'11" (2.77m x 2.72m)

Having a laminate floor the room is currently used as a comfortable second sitting area. A uPVC door provides direct access to the conservatory, creating a versatile space with plenty of natural light.

### **Conservatory**

7'5" x 16'7" (2.26m x 5.05m )

Stretching across the rear of the property, an additional room has been thoughtfully added, offering flexible space to suit a variety of uses. It features uPVC windows on all sides and patio doors opening onto the garden, providing pleasant views and abundant natural light. Laminate flooring has been laid throughout, and a single radiator completes this versatile living area.

### **Shower Room**

6'4" x 5'4" (1.93m x 1.63m )

The shower room is well-appointed, featuring a separate enclosed shower with glass doors and a plumbed-in shower unit. A low-flush WC and wash hand basin set within a vanity unit provide stylish storage and functionality. Additional features include a side window for privacy and luxury vinyl flooring, creating a contemporary and practical space.

### **Outside**

The property is approached via a tarmac-paved driveway to the front, providing ample parking. Double gates to the side give access to a detached garage positioned to the rear/side of the property. The main entrance to the bungalow is also located to the side. Paving continues alongside the property and extends into the rear garden, which features larger patio slabs ideal for outdoor seating and entertaining. The remainder of the garden is gravelled with carefully arranged bedding plants, creating a low-maintenance yet attractive outdoor space. The garden is fully enclosed, offering privacy and security.

### **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.











