



35 Tarragon Drive, Meir Park, Stoke-on-Trent ST3 7YE
Offers around £495,000



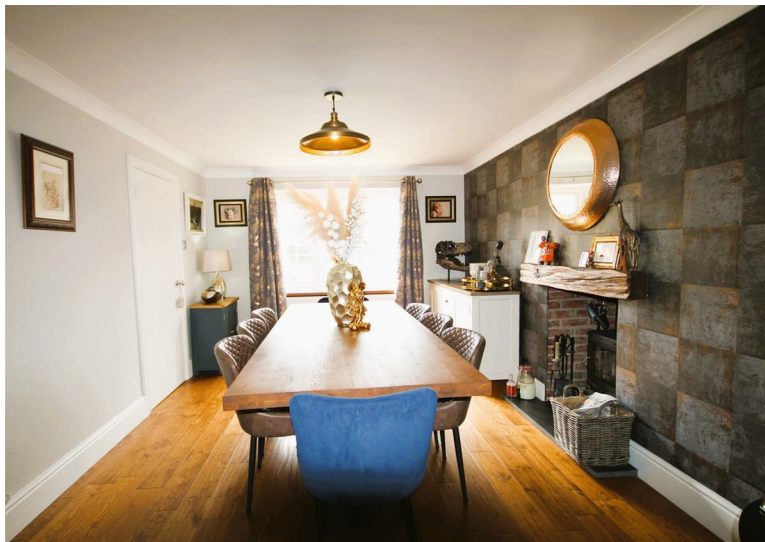
Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Welcome to your dream home! This stunning four-bedroom detached estate house is a true gem, located on a corner plot and boasting luxurious finishes throughout. Recently extended and refurbished to the highest standards, no detail has been overlooked in the design and execution of this exceptional property.

A storm porch offers you to step inside the entrance hallway whereby a monochrome guest cloakroom can be found. An expansive country style kitchen is located to the rear which is every chef's dream, state-of-the-art appliances and gorgeous wooden countertops, a utility room can be found adjacent making household tasks slightly easier. From the kitchen you can't help but wander through into the spacious and inviting extended lounge/dining area, perfect for entertaining guests or simply relaxing with family. The bifold doors not only flood the room with natural light, but they also create a seamless transition between the indoors and outdoors, allowing you to fully enjoy the beauty of your surroundings.

Upstairs, you'll find four generously sized bedrooms, each featuring plush carpets and plenty of space. The master suite is particularly impressive, with bespoke fitted furniture and an en-suite providing top-of-the-line fixtures and finishes. The three further bedrooms share the main family bathroom which is again high-end in style.

But it's not just the interior of this home that will take your breath away - the exterior is just as fantastic. The property is situated on a corner plot, allowing for maximum privacy and space. The gardens have been beautifully landscaped and are the perfect place to relax and unwind. See more for further details.



The Accommodation Comprises

Entrance Porch

6'9" x 5'4" (2.06m x 1.63m)

On entry via a composite wooden effect designed door, tiled flooring and access into the hallway.

Entrance Hall

13'10" x 6'4" (4.22m x 1.93m)

Welcome to the stunning entrance hall of this beautiful property! As you step inside, you'll immediately notice the warmth and charm of the wooden floor, which adds a touch of elegance and sophistication to the space. As you look around, you'll also notice the practical touches that make this entrance hall a truly functional space. A radiator provides warmth and comfort during colder months, dado rail and access into further rooms.

Cloakroom

3'1" x 7'7" (0.94m x 2.31m)

Featuring classic black and white tiling, this space is both practical and elegant, with all the amenities you need for your guests. The cloakroom boasts a sleek wash hand basin with vanity storage and a low flush WC. A window at the rear of the cloakroom adds a touch of natural light to the space.

Open Plan Lounge

22'1" x 17'11" (6.73m x 5.46m)

Dining area 15'3" x 10'7" The lounge area has been created with an abundance of space in mind offering plenty of room for gatherings, family movie nights or just somewhere to unwind after a long day. High apex and velux windows fill the area with natural light, creating a bright and airy feel, while also offering stunning views of the surrounding area. And the bifold doors leading out to the outdoor area seamlessly blend indoor and outdoor living, allowing you to enjoy the beauty of your surroundings from the comfort of your own home.

Dining Area

15'2" x 10'7" (4.62m x 3.23m)

Featuring beautiful wooden flooring, the lounge merges into the dining area which exudes elegance and sophistication, while the dark color scheme creates a cozy and intimate ambiance. This area offers a formal space for a family dining table and has a traditional log burner for those chilly evenings.

Galleried Country Style Kitchen

8'9" x 14'5" (2.67m x 4.39m)

The country-style off-cream units offer a timeless and classic look, while also providing ample storage space to keep all of your kitchen essentials organized and within reach. The large window over the double Belfast sink floods the kitchen with natural light making washing dishes a pleasure rather than a chore. Integrated appliances include a

washing machine, tumble dryer, fridge/freezer and dishwasher. A range cooker has been included with the sale which offers a double oven and 5 burner gas hob. The room is finished with neutral-colored tiled splashbacks and flooring.

Utility Room

6'7" x 5'9" (2.01m x 1.75m)

This small utility area may be compact in size, but it certainly doesn't skimp on style or functionality. The shaker cupboards offer ample storage space for all of your laundry and household essentials, while the tiled floor provides a durable and easy-to-clean surface. A convenient door to the outside provides easy access to the outdoors, making it the perfect space to hang laundry or store muddy boots after a long walk.

First Floor

Stairs rise from the entrance hall lead up to the:

Landing

The landing area provides easy access to four spacious and well-appointed bedrooms, as well as the stunning main bathroom. Built in storage cupboard off.

Master Bedroom

12'9" x 10'8" (3.89m x 3.25m)

This room is the ultimate retreat for rest and relaxation. One of the standout features of this master bedroom are the sharp bespoke fitted wardrobes. These wardrobes offer ample storage space for all of your clothing and accessories, while also adding a touch of elegance to the room. There is a UPVC window and radiator to finish.

En-Suite Shower Room

5'3" x 5'0" (1.60m x 1.52m)

The grey fully tiled walls exude sophistication while the black wrought iron and glass shower enclosure adds a touch of modernity to the space. The high-end fixtures and fittings throughout the room are sure to impress, with a natural river stone wash hand basin and low flush WC completing the picture of luxury and comfort.

Bedroom Two

15'0" x 10'11" (4.57m x 3.33m)

Welcome to bedroom two - a charming and cozy space with a unique character! The eaves in this room add a touch of charm and quirkiness. There is a UPVC window and radiator.

Bedroom Three

9'8" x 7'11" (2.95m x 2.41m)

Having a UPVC window and radiator.

Bedroom Four

9'7" x 7'7" (2.92m x 2.31m)

With UPVC window and radiator.

Main Family Bathroom

6'0" x '3" (1.83m x '0.91m)

Step into a luxury bathroom featuring exquisite porcelain floor tiles and stunning contrasting green marble wall tiles adding a touch of opulence, the suite again is high end and spa like in its features offering a tiled in bath with mixer tap and shower spray over accompanied by a glass side screen. A wash hand basin floats upon a double vanity unit and based underneath a privacy UPVC window. Lastly a low flush WC stands before a dark contracted tiled backdrop and to the side of a chrome towel heated radiator.

Outside

The corner plot location has been landscaped with gardens filled with Indian stone pathways and patio areas. A decking area sits immediately outside lounge bi-folding doors with balcony railings making it an ideal location to enjoy a morning cup of coffee. Lush gardens to the front, side and rear are the perfect place for the kiddies to play.

The fire pit area is a great place to gather with friends and family, especially during cooler evenings. With its stone surround and seating area, it provides a cozy and inviting atmosphere for roasting marshmallows, telling stories, or simply enjoying the warmth and glow of the fire.

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.

