



101 Derek Drive

ST1 6BX

Offers Over £200,000



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STEPHENSON BROWNE

Welcome to Derek Drive, Birches Head - a charming location for this fabulous, high specification Detached Bungalow.

This impressive property has recently undergone a full modernisation programme throughout and boasts, brand new UPVC Double Glazed Windows, two good size bedrooms with sliding patio doors to the master bedroom leading onto the enclosed rear patio.

The large reception room offers versatile space that can be used as a lounge/ dining area with decorative feature fireplace with lighting and power.

The modern, fitted kitchen is a real standout feature of this home, making cooking and meal preparation a breeze, offering a range of wall and base units with feature lighting and integrated appliances such as fridge/freezer, dishwasher and electric oven and gas hob.

The spacious bathroom offers a four piece suite featuring a stunning luxury bath with hand shower, and also a separate shower with rainfall shower head.

Externally the property benefits from a large driveway and enclosed rear block paved patio area and also a detached garage which has had a new electric door fitted.

The property enjoys pleasant open aspect views in the distance to the front aspect adding to the many fantastic features of this home and also benefits from being nestled into the top of a no through road making it a peaceful location. There is also a footpath and access to open fields in close proximity.

Don't miss out on the opportunity to make this beautifully renovated property your own ensuring that you can move in and start enjoying your new home without any hassle.

The new flooring and carpets throughout add a touch of luxury and comfort to the space, creating a warm and inviting atmosphere. Book a viewing today and start imagining the possibilities that await you at Derek Drive!

No Onwards Chain.

Council Borough: Stoke-On-Trent

Council Tax Band: C

Tenure: Freehold



Lounge

19'10" x 10'10"

Kitchen

13'6" x 6'7"

Bathroom

8'8" x 6'6"

Bedroom One

12'9" x 9'2"

Bedroom Two

9'10" x 8'4"

Garage

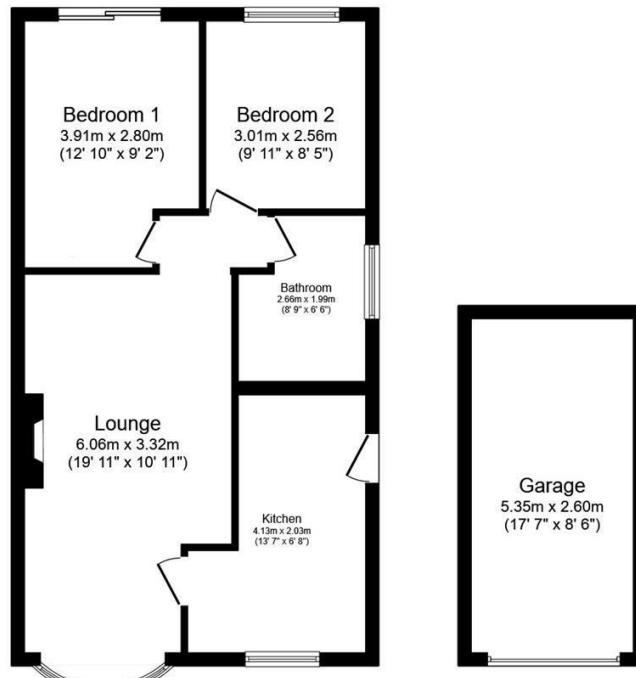
17'6" x 8'6"



- High Specification Detached Bungalow
- Two Bedrooms
- Large Reception Room
- Modern Newly Fitted Kitchen With Integrated Appliances
- Modern Newly Fitted Bathroom Suite
- New Carpets & Flooring Throughout
- Large Driveway
- Enclosed, Low Maintenance Block paved Garden
- Detached Garage With Electric Door
- Undergone Full Modernisation Throughout



Floor Plan



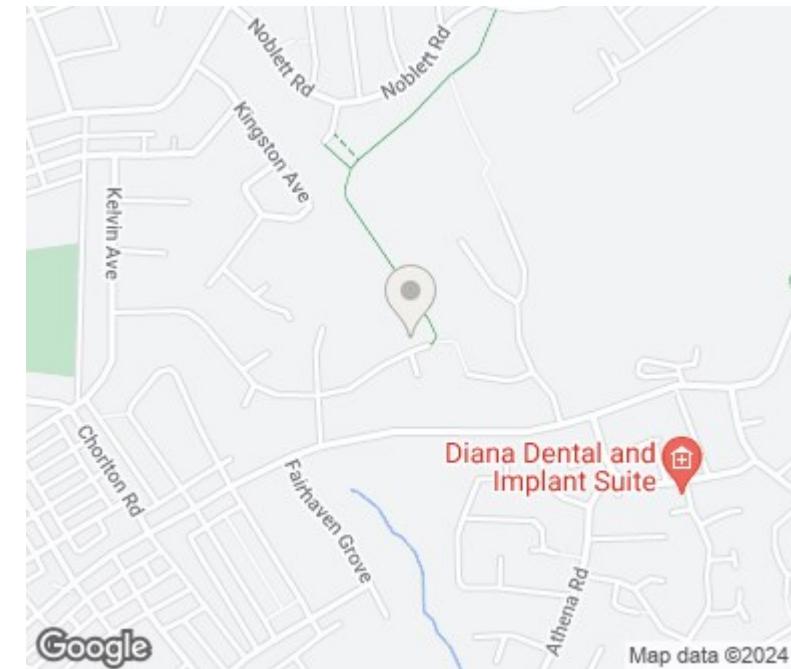
Floor Plan

Garage

Total floor area 69.1 m² (744 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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