



33 Fellbrook Lane

Bucknall, Stoke-On-Trent, ST2 8AF

Steve Martin once said, "Be so good, they can't ignore you!", that couldn't be anymore suited to this gorgeous semi detached property on Fellbrook Lane. Not only is this property good, it is superbly spacious and one you will not be able to ignore! Immaculately maintained by its current owners, the accommodation on offer comprises a sizeable entrance porch, large open plan lounge/diner with bay window and log burner, large modern fitted kitchen, utility room, downstairs WC., two bedrooms and a contemporary fitted bathroom. Externally, the property benefits from ample off road parking to the front with a large driveway. To the rear, the garden is fully enclosed with a large patio seating area. Located in the popular area of Bucknall, close to local amenities, schooling and commuter links to the main town centre. So don't let this property be ignored, make it yours for the taking! Call today to book a viewing.

£210,000

33 Fellbrook Lane

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- DECEIVINGLY SPACIOUS & VERSATILE SEMI DETACHED PROPERTY
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE MODERN FITTED KITCHEN/DINER & UTILITY ROOM
- OPEN PLAN LOUNGE/DINER WITH PATIO DOORS TO THE REAR
- DOWNSTAIRS W.C
- TWO DOUBLE BEDROOMS
- FITTED BATHROOM
- FULLY ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY

• POPULAR LOCATION GROUND FLOOR

Entrance Porch

12'5" x 7'8" (3.80 x 2.35)

Double glazed sliding patio doors open to the front aspect. Column radiator and skylight.

Kitchen

26'0" x 11'3" (7.93 x 3.43)

A door leads out to the rear garden, separate WC and storage cupboard. Fitted with a range of wall and base storage units, with coordinating work surface areas and inset stainless steel sink and side drainer. Integrated double oven, and gas hob with cooker hood above. Space for a freestanding fridge/freezer. Spotlights, two column radiators and two skylights.

WC

4'10" x 2'9" (1.49 x 0.86)

A double glazed window looks out to the rear aspect. Low Level WC and partly tiled walls.

Utility Room

6'9" x 6'1" (2.07 x 1.86)

A double glazed window looks out to the rear aspect. Fitted with wall and base storage units, coordinating work surface areas and inset stainless steel sink and drainer. Plumbing and space for a washing machine and dryer. Wall mounted combi boiler.

Lounge/Diner

26'0" x 11'3" (7.93 x 3.43)

Open Plan Lounge/Diner with a double glazed bay window to the front aspect and double glazed patio doors lead out to the rear garden. Electric fire and log burner. Two column radiators.

Hall

3'7" x 3'1" (1.11 x 0.95)

A single glazed window to the side aspect. Column radiator and stairs to the first floor.

FIRST FLOOR

First Floor Landing

8'11" x 5'6" (2.72 x 1.69)

A double glazed window to the side aspect and loft access hatch.

Bedroom One

14'6" x 10'7" (4.44 x 3.25)

A double glazed window looks out the front aspect. Storage cupboard with a double glazed window to the side aspect. Column radiator.

Bedroom Two

11'9" x 8'11" (3.60 x 2.73)

A double glazed window looks out to the rear aspect. Radiator.

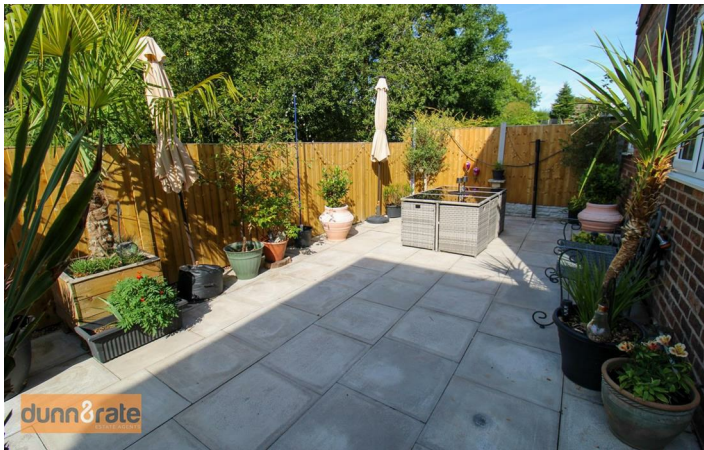
Bathroom

6'10" x 6'3" (2.10 x 1.93)

A double glazed window looks out to the rear aspect. Fitted suite comprising of bath with shower over head. Low Level WC and Wash Hand basin. Partly tiled walls.

EXTERIOR

The front of the property has a tarmacadam driveway. The rear is fully enclosed with a paved patio area.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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