

57 Derek Drive

Sneyd Green Stoke-On-Trent, ST1 6BX

I should be so lucky, lucky, lucky, lucky, I should be so lucky in love!!! You will be falling head over heels for this stunning, semi detached property on Derek Drive. Beautifully maintained throughout and in the popular area of Birches Head. The accommodation comprises of a open plan lounge/diner, stunning modern fitted kitchen, utility and cloakroom, three fantastic sized bedrooms and a contemporary family bathroom. Externally, the property benefits from an integral garage, part converted into a utility area to the rear, off road parking to the front and a landscaped fully enclosed rear garden. Perhaps your luck is in, don't hesitate make this property yours today! Call to book your viewing early to avoid disappointment.

Offers in excess of £250,000

57 Derek Drive

Sneyd Green, Stoke-On-Trent, ST1 6BX



- IMMACULATELY PRESENTED SEMI DETACHED PROPERTY
- UTILITY ROOM
- FAMILY BATHROOM
- POPULAR SOUGHT AFTER AREA
- LARGE LOUNGE/DINER
- DOWNSTAIRS WC
- STUNNING REAR GARDEN
- MODERN FITTED KITCHEN
- THREE BEDROOMS
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

15'6" x 6'4" (4.74 x 1.94)

Composite double glazed door to the front aspect. Radiator. Under stairs storage.

Lounge/Diner

25'9" x 11'3" (7.85 x 3.443)

Double glazed bay window to the front aspect. Bi-fold double glazed door to the rear. Gas fireplace, radiator, TV and telephone point.

Kitchen

15'5" x 13'10" (4.70 x 4.22)

Double glazed bi-fold doors to the rear aspect. Fitted with a range of wall and base units with co-ordinating granite work surfaces. Integrated microwave and dishwasher, with gas hob and electric double oven. 1/1/2 bowl stainless steel sink and drainer. Space for fridge/freezer. Amtico flooring.

Utility Room

10'10" x 6'2" (3.32 x 1.90)

Wall and base units with work surfaces. Sink and drainer with plumbing for washing machine and space for a dryer. Tiled. Houses combi boiler. Leads to the cloakroom and garage.

Cloakroom

4'11" x 3'10" (1.51 x 1.18)

Fully tiled with low level WC and wash hand basin with vanity.

Garage

10'3" x 6'11" (3.13 x 2.12)

Electric door. Has power and light.

FIRST FLOOR

Landing

8'1" x 6'4" (2.48 x 1.94)

Double glazed window to the side aspect. Stairs from entrance hall.

Bedroom One

12'10" x 9'9" (3.93 x 2.98)

Double glazed bay window to

the front aspect. Built in wardrobes. Radiator.

Bedroom Two

12'4" x 9'3" (3.77 x 2.82)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Three

9'9" x 6'4" (2.99 x 1.94)

Double glazed window to the front aspect. Radiator.

Bathroom

7'8" x 6'2" (2.35 x 1.88)

Double glazed window to the rear aspect. Jacuzzi bath with separate shower cubicle. Wash hand basin and vanity and low level WC. Fully tiled with ladder radiator.

EXTERIOR

Paved areas at the top and bottom of the garden with grass lawn in the centre. Landscaped and fully enclosed. Shed.

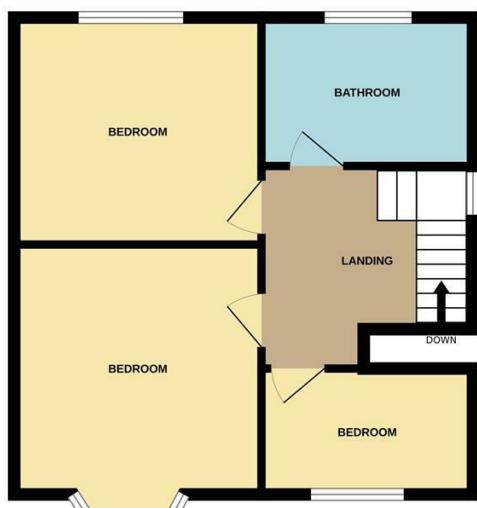


Floor Plan

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			83
(81-91) B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			