



8 Waterlily Close

Etruria, Stoke-On-Trent, ST1 5PY

Welcome to your future home in the heart of Etruria, Stoke-on-Trent — a beautifully presented three-bedroom, two-bathroom linked-detached house complete with a private garage, offering the perfect blend of comfort, convenience, and community. This charming property is nestled in a quiet residential enclave, ideal for families and professionals alike. The spacious layout includes a cosy living area, a modern kitchen, ground-floor WC, and generously sized bedrooms, including a master with en-suite. A private garden and integrated garage add to the appeal, making this home as practical as it is inviting. Living in Etruria means enjoying the best of both worlds — a peaceful neighbourhood with excellent access to urban amenities. Just minutes away, Festival Park offers a wide array of retail outlets, restaurants, and leisure facilities, including Waterworld and the Odeon cinema. Everyday essentials are easily met with nearby supermarkets such as Tesco Extra and Asda Wolstanton, while local pubs and eateries like Brindley Farm and Toby Carvery provide cosy spots to unwind. For those who cherish the outdoors, Etruria Park is just a short stroll away — a greenhaven perfect for morning jogs, weekend picnics, or simply soaking up the fresh air. Additional green spaces like North Shelton Community Garden and Specimen Square offer further opportunities to relax and reconnect with nature. With its rich industrial heritage, strong community spirit, and ongoing regeneration, Etruria is a place where tradition meets progress. This home is more than just a property — it's a lifestyle opportunity in one of Stoke-on-Trent's most accessible and evolving neighbourhoods. Your new beginning starts here.

Offers in excess of £190,000

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- THREE BEDROOM, TWO BATHROOM, LINK DETACHED PROPERTY
- EXCELLENT COMMUTER LINKS
- MODERN DECOR WITH CONTEMPORARY INTERIOR
- NEARBY GREEN SPACES
- CLOSE TO FESTIVAL PARK
- THRIVING NEIGHBOURHOOD

DISCLAIMER: contact 01782 622621 help@lowe-elliott

Lounge/Diner
11'10" x 14'1" (3.62m x 4.31m)

Kitchen/Breakfast Room
15'2" x 9'3" (4.64m x 2.83m)

W.C
2'11" x 4'8" (0.91m x 1.43m)

Bedroom One
11'10" x 8'5" (3.63m x 2.57m)

En-Suite
8'9" x 3'2" (2.67m x 0.98m)

Bedroom Two
11'5" x 10'9" (3.50m x 3.28m)

Bedroom Three
8'9" x 9'11" (2.67m x 3.03m)

Bathroom
6'2" x 6'6" (1.90m x 2.00m)

EXTERIOR

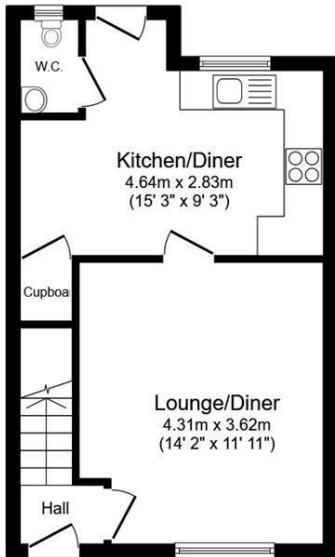
Garage
9'3" x 16'9" (2.83m x 5.12m)



Directions

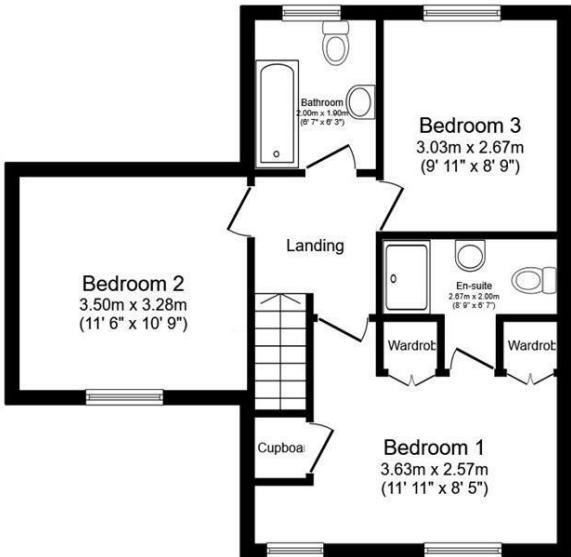


Floor Plan



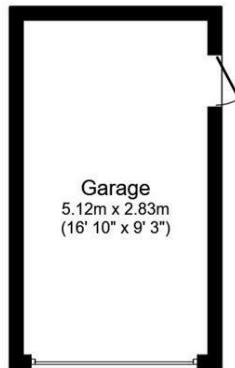
Ground Floor

Floor area 35.3 sq.m. (380 sq.ft.)



First Floor

Floor area 49.0 sq.m. (527 sq.ft.)



Garage

Floor area 14.5 sq.m. (156 sq.ft.)

Total floor area: 98.8 sq.m. (1,064 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			87
(81-91) B			
(70-80) C			
(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	