dunn&rate
ESTATE AGENTS









5 Bullrushes Close

Etruria, Stoke-On-Trent, ST1 5GF

Set within the ever-popular neighbourhood of Etruria, this detached family home offers a refined blend of modern comfort and everyday convenience, positioned moments from Festival Park, Hanley Town Centre and the green spaces that frame this part of Stoke-on-Trent. The property sits confidently on its plot with a generous driveway to the front and a private garden to the rear, creating a sense of space that is increasingly rare so close to the city's key amenities.

Inside, the home opens with a welcoming entrance hall that leads to an inviting living room and a well-arranged kitchen/diner supported by a ground floor WC. The first floor brings three comfortable bedrooms, each with a calm and balanced feel, along with a family bathroom that serves the home. Every room enjoys good natural light, and the layout offers the flexibility that suits both professional lifestyles and growing families.

Etruria remains one of the most connected locations in the city, with Festival Park's shops, cafes and leisure facilities within easy reach and Hanley town centre close by for theatres, restaurants, supermarkets and independent traders. Newcastle-under-Lyme is a short drive away, and the area is well served by schools, parks and commuter links that place the wider region within easy access. The home's position allows quick movement across Stoke on Trent while still offering a peaceful residential setting.

This is a strong opportunity to secure a detached home in a sought-after location, offering space, practicality and access to the very best of Etruria and its surroundings.

£239,500

5 Bullrushes Close

Etruria, Stoke-On-Trent, ST1 5GF

3 1 1 C

- DETACHED THREE BEDROOM HOME IN A SOUGHT AFTER ETRURIA POSITION
- THREE COMFORTABLE FIRST FLOOR BEDROOMS & A FAMILY BATHROOM
- NEAR THEATRES, RESTAURANTS, SUPERMARKETS & LEISURE FACILITIES
- COSY LIVING ROOM, SEPERATE DINING ROOM & WELL ARRANGED KITCHEN
- PRIVATE REAR GARDEN & GENEROUS DRIVEWAY TO THE FRONT
- IDEAL FOR PROFESSIONALS & FAMILIES SEEKING SPACE & PRACTICALITY
- UTILITY ROOM & GROUND FLOOR WC FOR EVERYDAY CONVENIENCE
- CLOSE TO FESTIVAL PARK, HANLEY TOWN CENTRE & KEY COMMUTER LINKS

GROUND FLOOR

Entrance Hall
5'4" x 3'4" (1.65 x 1.04)

Living Room
14'11" x 10'11" (4.55 x 3.34)

W.C
6'2" x 3'2" (1.89 x 0.97)

Kitchen/Diner
19'6" x 9'0" (5.96 x 2.75)

FIRST FLOOR

Bedroom One
9'9" x 9'8" (2.99 x 2.97)

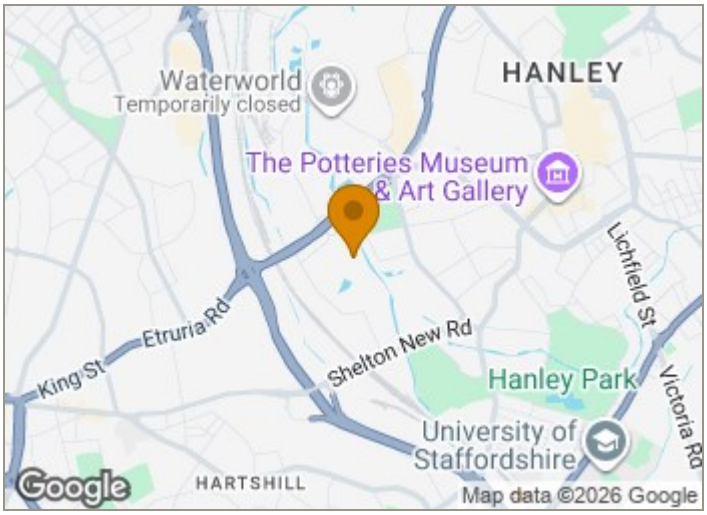
En-Suite
8'1" x 2'8" (2.47 x 0.83)

Bedroom Two
11'2" x 8'11" (3.42 x 2.74)

Bedroom Three
8'11" x 7'6" (2.74 x 2.31)

Bathroom
7'0" x 6'0" (2.15 x 1.84)

EXTERIOR



Directions









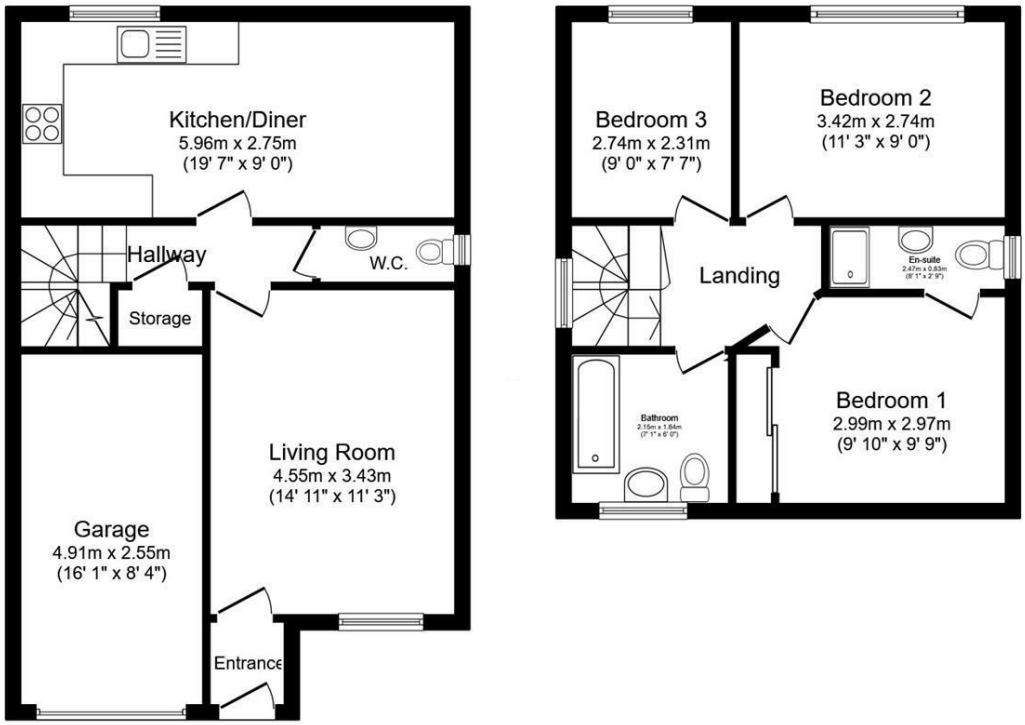








Floor Plan

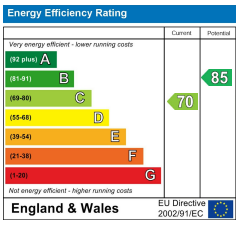


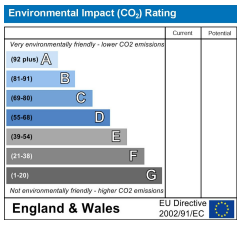
Ground Floor First Floor

Total floor area: 96.1 sq.m. (1,034 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





112a Baddeley Green Lane, Baddeley Green, Stoke On Trent, Staffordshire, ST2 7HA
Tel: 01782 789369 **Email:** office@dunnandrate.co.uk **www.dunnandrate.co.uk**