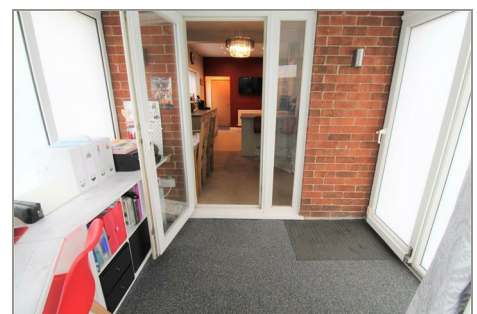




Thaxted Percival Drive

Stockton Brook, Stoke-On-Trent, ST9 9PE

Let me introduce Thaxted, and tell me what you see? Great kerb appeal, a pretty dormer bungalow? Well things aren't always what they seem, you're only seeing part of me. There's more than you could ever know behind the scenes! This stunning property defines the quote, 'looks can be deceiving' as behind the front door, this property not only oozes style and sophistication but it has space in abundance. The accommodation on offer comprises a lounge, modern kitchen/diner, conservatory, utility room, storage room, three double bedrooms, family bathroom and shower room. Externally the property benefits from off road parking, integral garage used for storage and to the rear the garden has a large paved patio area with hot tub and wooden pergola, lawned area with flower bed borders, fully enclosed by panelled fencing. Located in the extremely sought after area of Stockton Brook, close to local amenities, excellent schooling, canal towpaths and commuter links to the market town of Leek or Hanley town centre. So always remember first appearances can deceive many! Call today to book a viewing and see for yourself.

£340,000

Thaxted Percival Drive

Stockton Brook, Stoke-On-Trent, ST9 9PE



- EXTREMELY SPACIOUS DORMER BUNGALOW
- UTILITY ROOM & STORAGE ROOM
- BATHROOM & SHOWER ROOM
- SOUGHT AFTER LOCATION
- LARGE LOUNGE
- CONSERVATORY
- OFF ROAD PARKING & GARAGE
- FITTED KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN WITH HOT TUB & PERGOLA

GROUND FLOOR

Entrance Hall

25'3" x 10'3" (7.71 x 3.13)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the front. Stairs to the first floor. Laminate flooring and radiator.

Lounge

16'4" x 12'4" (5.00 x 3.78)

A double glazed window overlooks the rear aspect. Fireplace housing electric fire. Television and telephone points. Radiator.

Kitchen/Diner

23'5" x 11'7" (7.14 x 3.55)

A double glazed window overlooks the side aspect coupled with a UPVC access door. To the rear there are double glazed patio doors leading out to the garden. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven and gas hob with cooker hood above. Integrated dishwasher. Storage cupboard housing central heating boiler. Telephone point, ceiling spotlights and two radiators. Space for table and chairs.

Utility Room

5'11" x 5'11" (1.82 x 1.81)

A double glazed window overlooks the front aspect. Work surface areas and inset stainless steel sink unit and side

drainer. Space and plumbing for washing machine and tumble dryer. Tiled flooring, radiator and extractor.

Storage Room

8'5" x 6'8" (2.57 x 2.05)

A double glazed window overlooks the side aspect. Fitted cupboards and space for fridge/freezer. Loft access hatch.

Conservatory

9'2" x 8'8" (2.80 x 2.65)

A UPVC conservatory with double glazed windows overlooking the rear and side aspect coupled with sliding doors to the side aspect.

Shower Room

5'10" x 4'10" (1.78 x 1.49)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Extractor fan and partly tiled walls. Vertical height radiator.

Bathroom

9'9" x 6'8" (2.98 x 2.05)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with shower head, double shower cubicle with waterfall shower head, low level W.C and wash hand basin. Partly tiled walls and ceiling spotlights and vertical height radiator.

Bedroom One

13'8" x 12'0" (4.18 x 3.66)

A double glazed window overlooks the

rear aspect. Fitted wardrobes and radiator.

FIRST FLOOR

First Floor Landing

9'0" x 5'2" (2.76 x 1.60)

A double glazed window overlooks the front aspect. Storage cupboards and telephone point.

Bedroom Two

12'9" x 10'7" (3.89 x 3.23)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

11'9" x 10'2" (3.59 x 3.12)

A double glazed window overlooks front aspect. Television point and radiator.

EXTERIOR

To the front the property has a driveway with lawned area with flower bed borders. To the rear the property has a large paved patio, with wooden pergola housing hot tub, lawn area with flower bed borders and enclosed by panelled fencing.

Garage

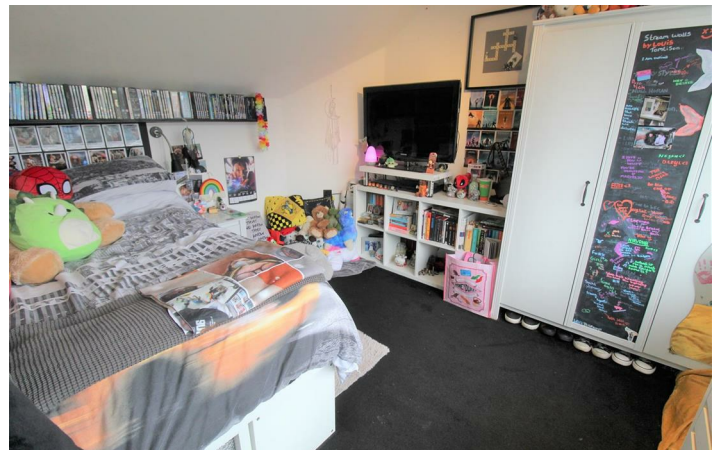
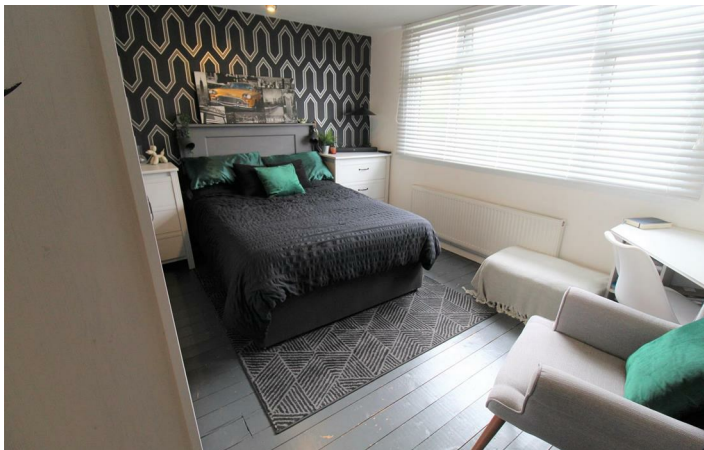
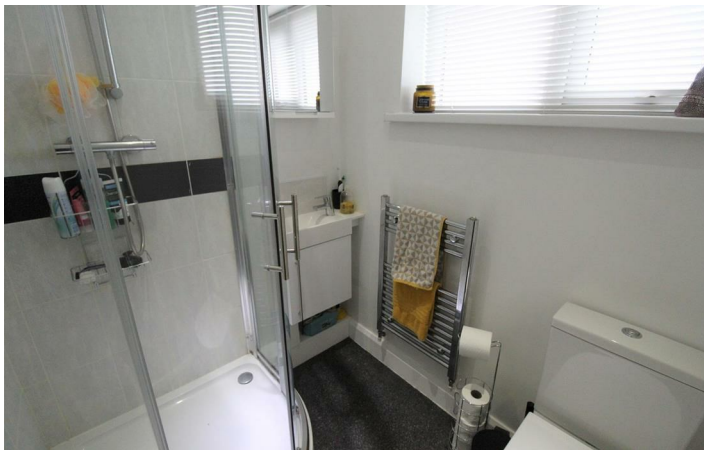
9'4" x 9'1" (2.86 x 2.79)

Partially converted there is an up and over door with power and lighting.

Council Tax Band

Council Tax Band E.

Purchaser should seek confirmation prior to completion



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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