



13, Bracken Close, Tittensor, Stoke-On-Trent, ST12 9JD



Asking Price £315,000

A mature detached house in a popular suburban location on the outskirts of Tittensor village. The house occupies a large corner plot with gardens to all sides, and has been extended to create additional ground floor accommodation and a larger main bedroom, but given the size of the plot does still offer scope to extend further (subject to planning) without impacting outside space. This is a lovely house on a unique plot and is ideally located within walking distance of the village primary school, village hall, shop, post office and church, walking distance to Trentham Gardens and ideally located for commuting north or south to The Potteries, Stone and Stafford. Well presented and newly decorated throughout, the house benefits from gas central heating with a combi boiler and uPVC double glazing. Offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Porch
Fully enclosed brick built porch with upvc wood effect front door and ceramic tile floor.

Hall
Reception area with glazed door through to the lounge and stairs to the first floor landing. Radiator.

Lounge
Spacious sitting room with large window to the side of the house and chimney breast with living flame effect fire. Radiator.

Dining Room
Open plan to the lounge, with window to the side of the house & radiator.

Family Room / Den
A useful addition to the living space adding a degree of flexibility as a hobby room, home office or even occasional bedroom. Window to the front of the house. Radiator.

Kitchen
The kitchen features an extensive range of wall & base cabinets with traditional style wooden cabinet doors and coordinating marble effect work surfaces with inset twin bowl sink unit. Fitted appliances comprise; stainless steel gas hob with concealed extractor and built-under electric oven, built in fridge. Part ceramic tile walls and tiled floor. Chrome towel radiator.

Utility Room
Large utility space with wall mounted gas fired combi boiler. Adjoining Cloakroom with WC

Conservatory
Adjoins the utility room with windows to two sides and door opening to the rear garden. Ceramic tile floor. Internal door through to the garage.

Landing
Window to the side of the house.

Main Bedroom
Spacious, extended main bedroom with window to the front of the house. Vanity sink unit. Radiator.

Bedroom 2
Double bedroom with window to the front of the house. Fitted wardrobes to one wall with matching dressing table. Radiator.

Bedroom 3
Single bedroom with fitted wardrobes. Radiator. Loft access with a drop down ladder, it is partially boarded and has a light too.

Bathroom
A spacious modern bathroom which features a white suite with bath, walk-in shower with glass screen and thermostatic shower,

pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator.

Outside

The house occupies what is probably one of the largest plots on the cul-de-sac, with gardens to all sides. The gardens are specifically designed for ease of maintenance being mainly hard landscaped with extensive paved patios and planted borders featuring a variety of mature shrubs and trees. Driveway parking for several cars and an attached single garage.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating.

Council Tax Band

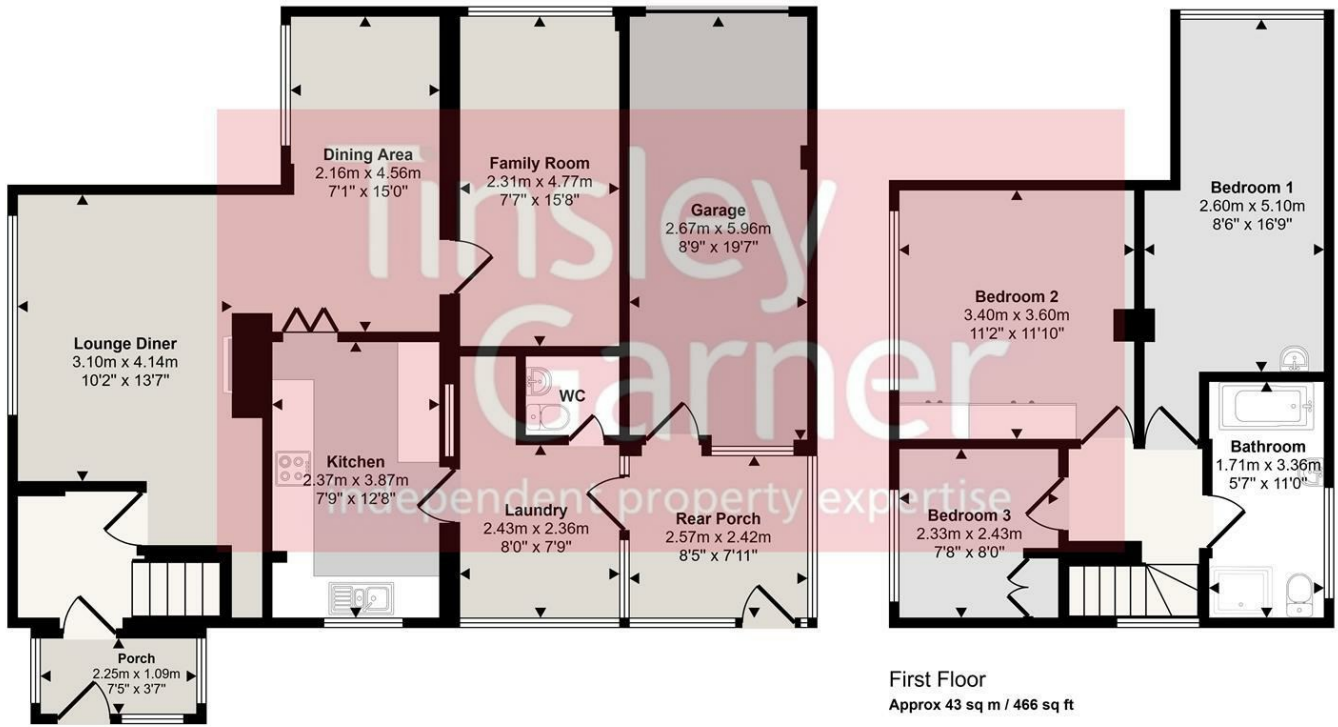
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
136 sq m / 1464 sq ft



Ground Floor
Approx 93 sq m / 998 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	75
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		
	39	69
England & Wales		
EU Directive 2002/91/EC		