

**Tinsley
Garner**
independent property expertise



5, Uttoxeter Road, Blythe Bridge, Stoke-On-Trent, ST11 9HY



Asking Price £320,000

A house style that never goes out of fashion — with a difference! This traditional bay-fronted semi-detached house has undergone extensive remodelling and updating to create a wonderfully comfortable and spacious family home, perfectly suited to the demands of twenty-first-century living. Beautifully appointed throughout, the accommodation begins with a welcoming reception area and includes a sitting room with wood-burning stove, separate dining room with garden room extension, traditional-style kitchen and separate utility room. Upstairs, the generous proportions continue with three double bedrooms and a superbly stylish, recently updated family bathroom. The property occupies a lovely position on the edge of Blythe Bridge, tucked away along a private cul-de-sac shared by just a handful of homes. Outside, there is off-road parking for several vehicles, attractive mature gardens and the added benefit of open farmland to the rear. A fabulous family home combining timeless kerb appeal with contemporary comfort, conveniently placed for a wide range of local amenities and ideally positioned for commuting throughout Staffordshire and beyond. Viewing is highly recommended.



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



Covered Porch

Entrance Hall

A spacious & welcoming reception area with wood effect Karndean flooring extending through to the inner hall, kitchen and cloakroom, Glazed composite front door and two windows to the front of the house, cloaks cupboard with plenty of space for coats & shoes.

Inner hall leading off the entrance, with stairs to the first floor landing and arched window to the front of the house with feature window seat.

Cloaks & WC

White suite comprising; WC and vanity basin

Lounge

Comfortable sitting room with bay window to the front of the house, chimney breast with raised hearth, wooden mantle and wood burning stove. Installation for wall mounted TV and cupboard built into the chimney alcove. Wood effect flooring extending through to the adjoining dining room.

Dining Room

Open plan to the lounge with archway leading through and sliding patio windows to the rear leading through to the garden room.

Garden Room

A super extension to the living space featuring full height upvc double glazed windows and French doors opening to the patio and garden. Solid insulated roof with inset low energy lighting, wood effect floor and radiator linked to the central heating system.

Kitchen

A smart kitchen featuring an extensive range of wall & base cupboards with traditional style painted cabinet doors and coordinating granite effect work surfaces with inset sink unit and mixer tap. Fitted appliances include; dual fuel range cooker with extractor over, fully integrated dish washer and refrigerator. Ceramic wall tiling between the work surfaces and wall cupboards and Karndean wood effect flooring. Window to the side of the house.

Utility Room

Large utility room with door leading off the hall and external door to the patio. Fitted wall & base cupboards with 'shaker' style cabinet doors and wood effect work surfaces with inset sink unit. Space for domestic appliances and lots of storage. Karndean wood effect floor.

Landing

With access hatch to loft space.

Main Bedroom

Double bedroom with bay window to the front of the house and fitted wardrobes to two walls. Wood effect laminate floor.

Bedroom 2

Double bedroom with rear facing window and open views.

Bedroom 3

The third bedroom has been extended to create a spacious double bedroom with adjoining study area creating a perfect bedroom & den for teenagers. wood effect floor and plenty of natural light with two front and one rear window.

Bathroom

Stylish upgraded bathroom featuring a white suite comprising; bath with thermostatic shower over and glass screen. wash stand with bowl and chrome wall mounted filler, enclosed cistern WC. Ceramic wall tiling to full height, illuminated mirror and tiled floor, traditional style heated towel radiator.

Outside

The house is on a private drive off Uttoxeter Road and occupies a good size plot with large frontage providing off road parking for several cars, EV charging pint and additional off road parking opposite the house. To the rear there is a lovely enclosed garden which provides lots of space for outdoor living with several patio areas to capture sunshine at various times of day. The garden are mainly lawn with mature planted borders featuring a variety of shrubs and trees. Detached former garage which is utilised as a store and workshop.

General Information

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

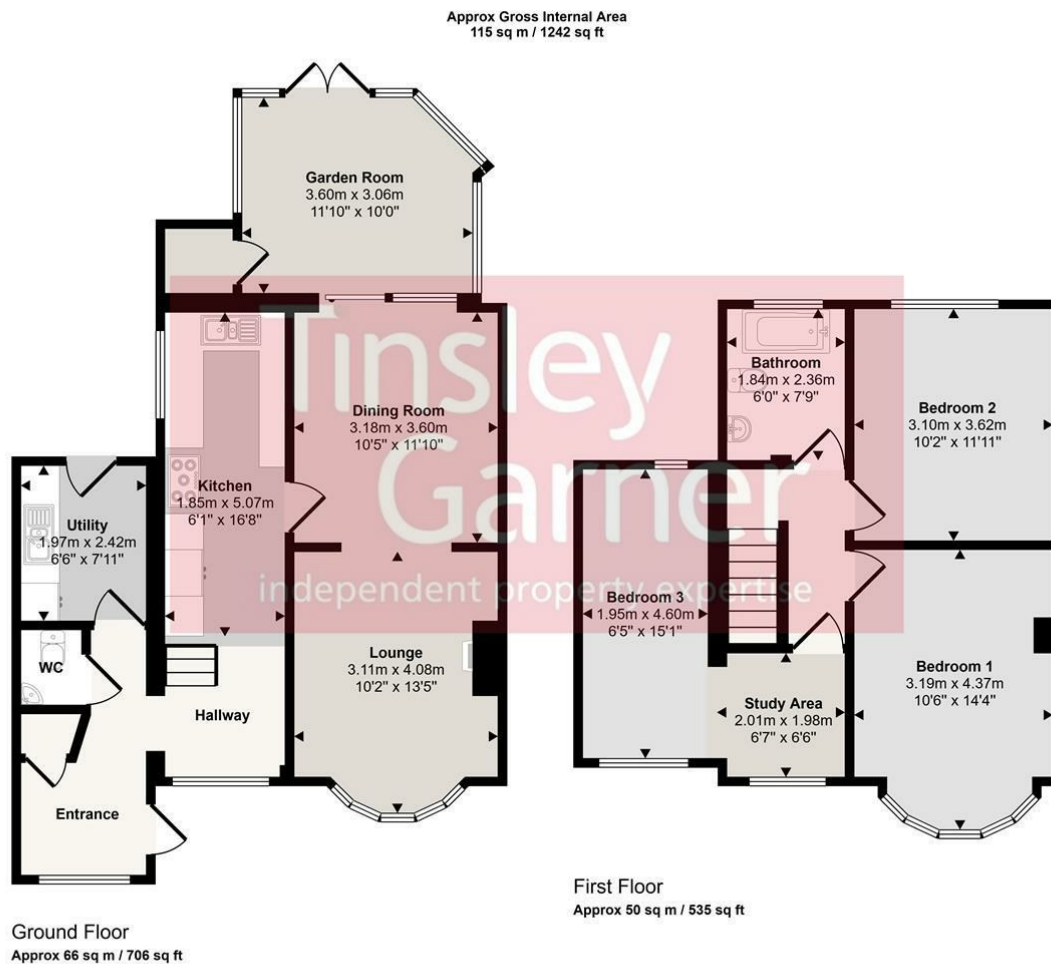
Tenure; Freehold

Council Tax Band C

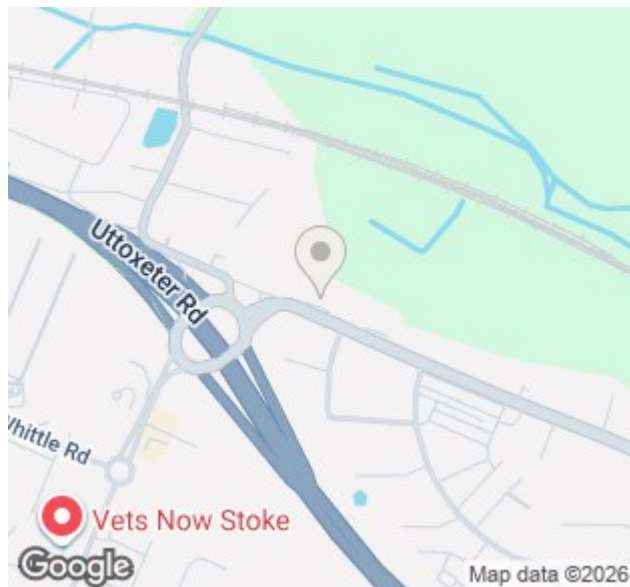
Viewing by appointment

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





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		
	70	83
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		