



14 Birkholme Drive

ST3 7LR

Offers In Excess Of £395,000



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STEPHENSON BROWNE

This charming three-bedroom bungalow on Birkholme Drive has been thoughtfully extended with a loft conversion, creating a home that is both spacious and versatile. The ground floor offers three well-proportioned bedrooms, one of which enjoys fitted wardrobes and a private ensuite, while a stylish family bathroom with underfloor heating serves the rest of the home.

At the heart of the property lies a bright and inviting open-plan kitchen, dining and living area, where French doors lead out onto a decked terrace, a patio, and a beautifully maintained lawn. Two further decking areas at the bottom of the garden provide additional space for entertaining or simply relaxing in peace. A practical utility room sits just off the kitchen, designed to accommodate a full range of appliances, while the kitchen itself is fitted with integrated modern appliances including a dishwasher, oven, induction hob and microwave.

The recent loft conversion adds two further rooms, each with built-in storage, making them ideal as guest rooms, home offices or hobby spaces. Throughout the home, herringbone LVT flooring brings a stylish finish, while built-in ceiling speakers in the lounge and bathroom enhance the atmosphere.

Recent upgrades, including a new Baxi combi boiler and replacement windows and doors, have improved both efficiency and security. Externally, the property provides generous off-road parking for up to four vehicles and a garage for additional parking or storage, making this bungalow with loft conversion a highly practical yet elegant home.

Council Borough: Stafford Borough Council
Council Tax Band: D
Tenure: Freehold



Ground Floor

Bedroom One

10'11" x 11'11"

Bedroom Two

8'4" x 10'11"

Bedroom Three

14'3" x 10'9"

Ensuite

2'7" x 8'4"

Bathroom

7'2" x 8'4"

Kitchen/ Living Area

26'2" x 11'11"

Utility

3'10" x 11'0"

First Floor

Loft Room One

10'2" x 11'11"

Loft Room Two

9'3" x 13'5"

Garage

8'1" x 14'9"



- Spacious bungalow featuring three bedrooms and loft conversion
- Stylish family bathroom with underfloor heating for added comfort
- Open-plan kitchen, dining, and living area
- Modern kitchen fitted with integrated dishwasher, built-in oven, hob, and microwave
- Elegant herringbone LVT flooring throughout the lounge, kitchen, and hallway
- Built-in ceiling speakers in the lounge and bathroom
- Off-Road Parking for up to four cars and a garage
- Spacious garden with multiple outdoor entertaining options
- Various storage options throughout
- Ideal Family Home





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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Area Map



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		
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	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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