

14 Birkholme Drive

ST3 7LR

Offers In Excess Of £395,000











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"

<u>Utility</u> 3'10" x 11'0"

First Floor

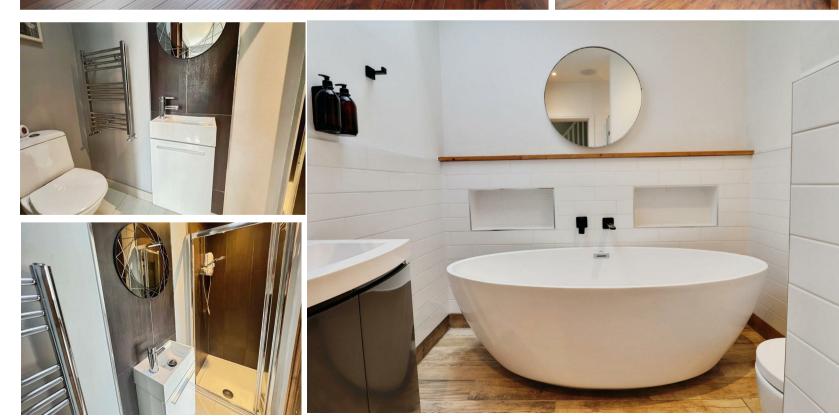
Loft Room One 10'2" x 11'11"

<u>Loft Room Two</u> 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







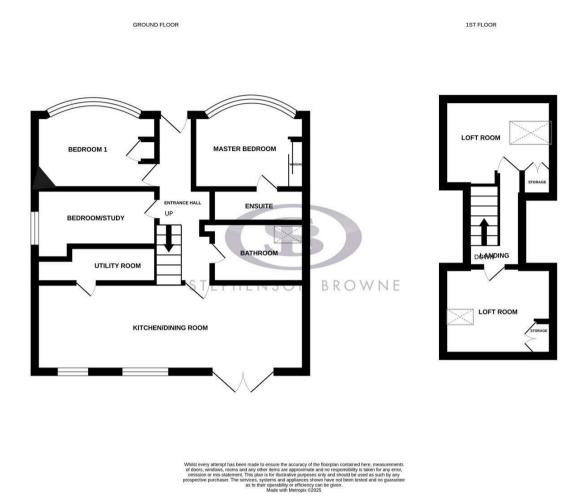




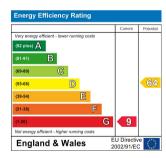


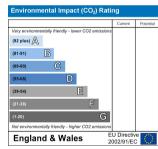


Floor Plan Area Map









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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