



A modern family home with an alluring location that seeps into the pretty patchwork landscapes of the Staffordshire Moorlands



# SWV

SCHOLARS WAY

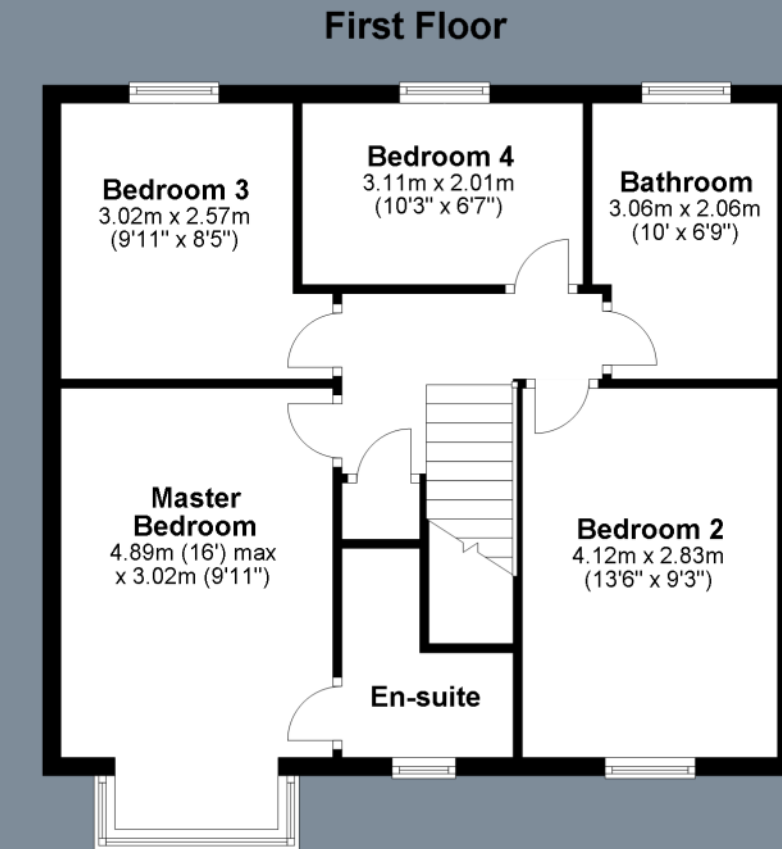
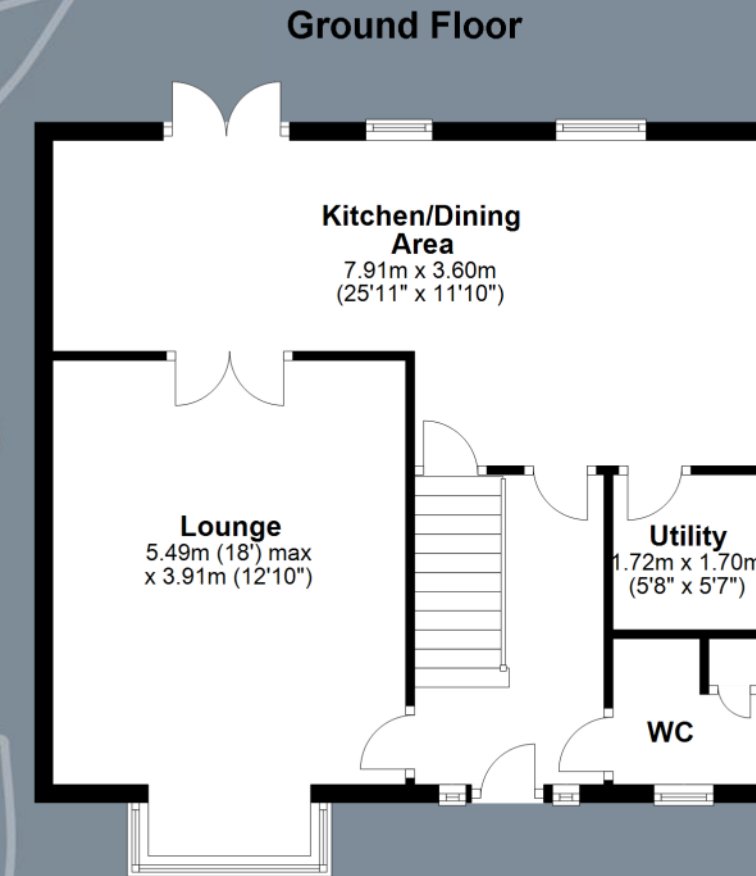
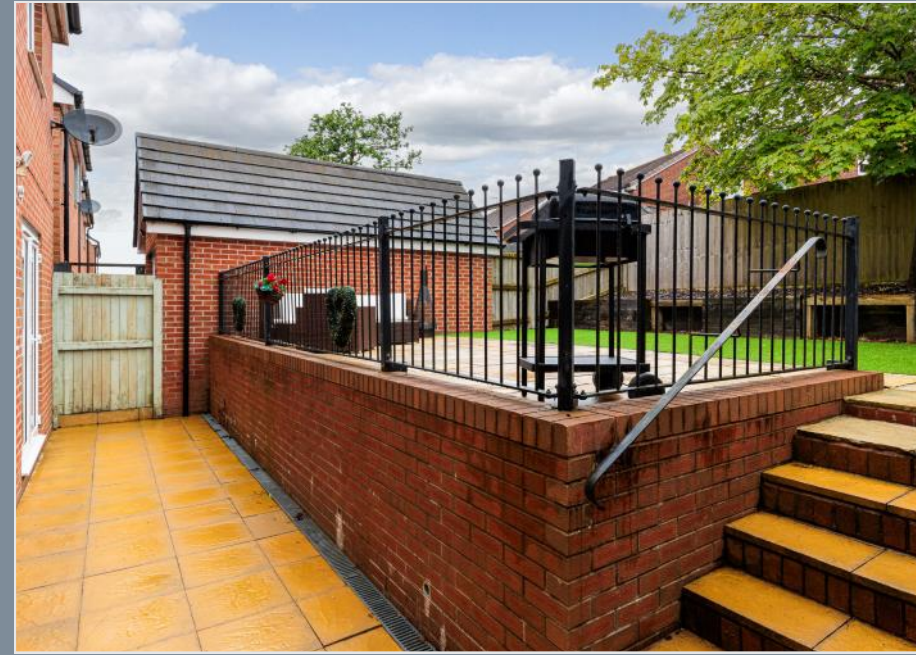
# VV

Just 5 miles from the vibrant city of Stoke-on-Trent, Werrington is an old mill village wrapped inside the beautiful scenery of the Staffordshire Moorlands. Tucked into a quiet cul-de-sac on the edge of the village is this modern, four-bedroom, detached property with immaculate interiors and a sizeable garden perfect for a family home.

## OUTDOOR LIFESTYLE

As well as boasting an alluring location with plenty of local amenities, schools and excellent commuter links to Stoke and Newcastle-under-Lyme, this intimate development is ideally situated for enjoying an outdoor lifestyle among its many green spaces.

Approach the property from Scholars Way and pull onto the driveway adjacent to the house, which has off-road parking, a detached garage and an electric car charging point.



## STYLISH, OPEN-PLAN LIVING

Access the property through the front portico and step into the entrance hall, a bright, light-filled space that welcomes you into this stylish, open-plan home. Noticing the Karndean flooring throughout the ground floor, you soon become aware of the high specification here.

To your right is a downstairs cloakroom and on your left is the spacious lounge, made to feel even more roomy with the large bay window and glass doors leading into the dining area. A feature fireplace takes centre stage, adding a warmth and cosiness that makes you dream of snug winter evenings accompanied by the soft flicker of flames.





Continue through the double doors to the kitchen diner, where you're greeted by French doors that open onto the rear garden. A seating area accommodating up to six people is perfectly positioned for soaking up the natural light and letting the fresh air waft through.

Moving across to the kitchen area, this is where the culinary magic happens. Designed using sustainable and low energy appliances, you can rustle up a family feast safe in the knowledge that you're reducing the impact on the planet as well as your purse strings. The stone coloured Karndean flooring complements cream wall and base units, and a central breakfast island encourages you to loiter in the morning and mingle with the family at the weekend. A handy utility room provides additional storage for appliances and laundry and has outdoor access to the side of the property.



## ESCAPE IN THE SUN

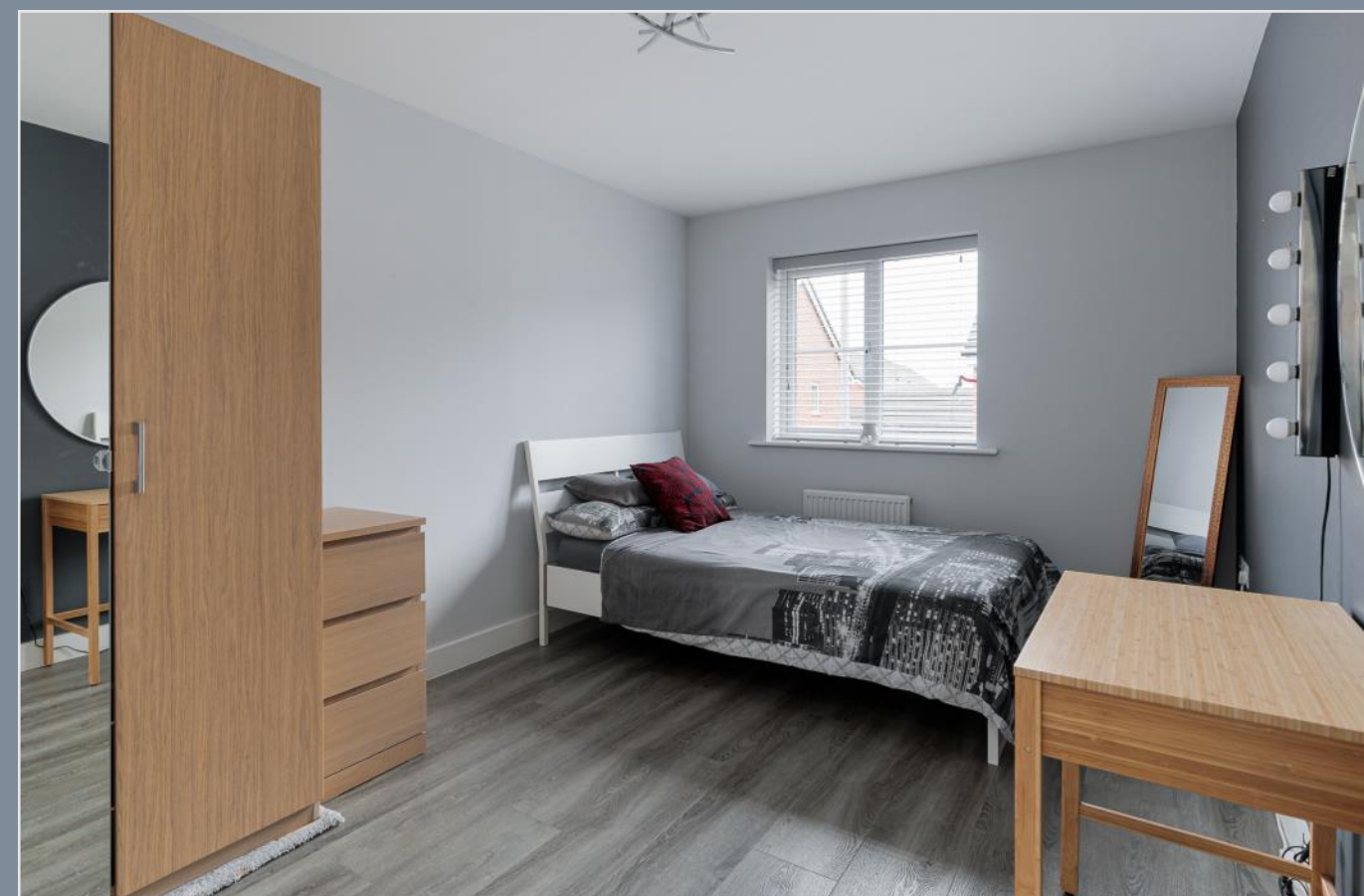
Swing open the French doors and step up to the beautifully landscaped, raised garden. Imagine warm, summer evenings entertaining friends and family on the paved patio or simply relax in the sun as the children play on the low-maintenance lawn. A leafy canopy rises up from a raised border to provide shade and a certain degree of privacy.





## AND TO BED

Return to the entrance hall and head upstairs to the first floor. Four bedrooms and a family bathroom await and provide you with a calm space for unwinding and enjoying a spot of 'me time'.



The master bedroom features an ensuite shower room, so you can avoid the bathroom rush hour in the mornings. Overlooking the front elevation, with a box bay window and built-in wardrobes, this is a self-contained space where you can escape the daily hustle and bustle.



Contact Adam for more information

01538 493333

[sales@addisonmead.co.uk](mailto:sales@addisonmead.co.uk)

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