





Abode are delighted to offer for sale this impressive and beautifully presented family home, featuring three bedrooms and spacious open plan living accommodation.

Occupying a generous plot with an enclosed rear garden and ample off-road parking, this property combines style, space, and practicality, making it an ideal choice for modern family living. The home benefits from gas central heating and UPVC double glazing throughout, ensuring year round comfort and energy efficiency.

Situated in the highly sought-after area of Meir Heath, this location is renowned for its semi-rural charm, strong community spirit, and excellent local amenities. Residents enjoy access to well-regarded schools, local shops, pubs, and restaurants, as well as nearby countryside walks and parks. The area also offers convenient transport links to Stoke-on-Trent, Stone, and the A50, providing easy commuting options across the region.

In brief, the accommodation comprises: an entrance porch, welcoming hallway, open-plan kitchen/living/dining area-perfect for entertaining, plus a WC, utility room, office, and garage on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

With scope to extend (subject to the relevant permissions), this property offers excellent potential for buyers seeking a long-term family home.

Early viewing is highly recommended to fully appreciate the space, quality, and superb location this home has to offer.



Entrance Porch

Composite door leading in from the driveway, UPVC double glazed windows to the front and side elevations, tiled flooring and central heating radiator.

Entrance Hallway

Window to the front elevation, door leading in from the porch, central heating radiator and stairs leading to the first floor.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated fridge freezer, dishwasher, wine fridge, cooker, grill and gas hob with extractor hood above. Spot lighting, UPVC double glazed window to the rear elevation, breakfast bar, tiled flooring and partially tiled walls. Open to:-

Living Area

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with wood burning stove and sliding patio doors leading out into the garden. Spot lighting, wooden flooring, ample space for a dining table and chairs.

WC

WC and wash hand basin, central heating radiator, storage cupboard and UPVC double glazed window to the rear elevation.

Utility

Space and plumbing for a washing machine and undercounter fridge or freezer.

Study

Worktop providing an ideal office space.



Garage/ Storage Room

Up and over door, power and lighting.

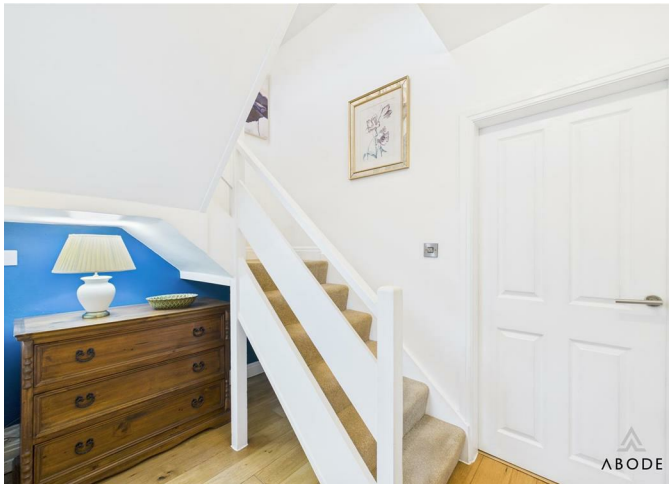
Landing

UPVC double glazed window to the front elevation.

Master Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard/ wardrobe.







Bedroom

UPVC double glazed window to the front elevation, central heating radiator, storage cupboard/ wardrobe.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

Bathroom

Modern white suite comprising; WC, wash hand basin and P shaped bath with shower over and glass shower screen. Tiled walls, UPVC double glazed window to the side elevation, central heating radiator, loft access and storage cupboard.



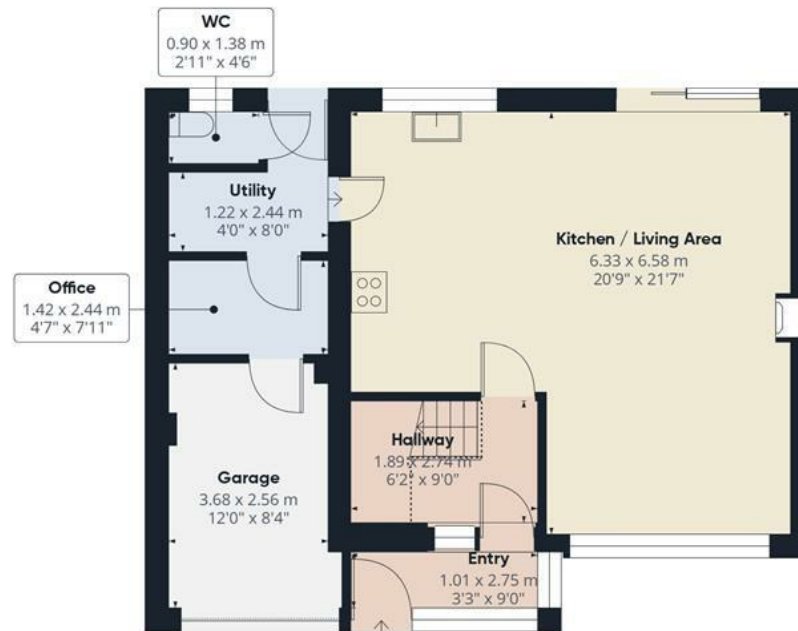
Outside

To the front the block paved driveway provides ample off road parking for numerous vehicles, with access to the garage and gated access to the rear garden. The rear garden is mainly laid to lawn, with mature borders and patio area perfect for entertaining. To the side of the property there is a lean to storage area.

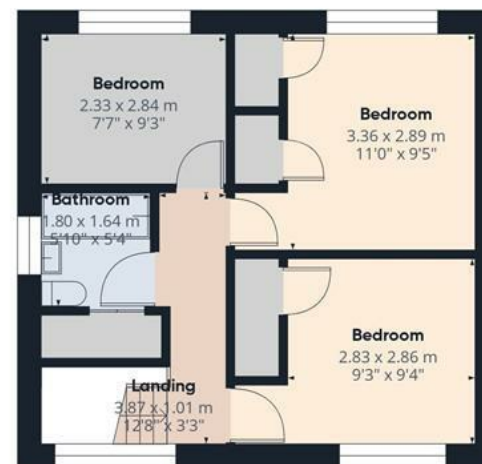








Floor 0



Floor 1

Approximate total area⁽¹⁾

100.4 m²

1082 ft²

Reduced headroom

2.5 m²

26 ft²

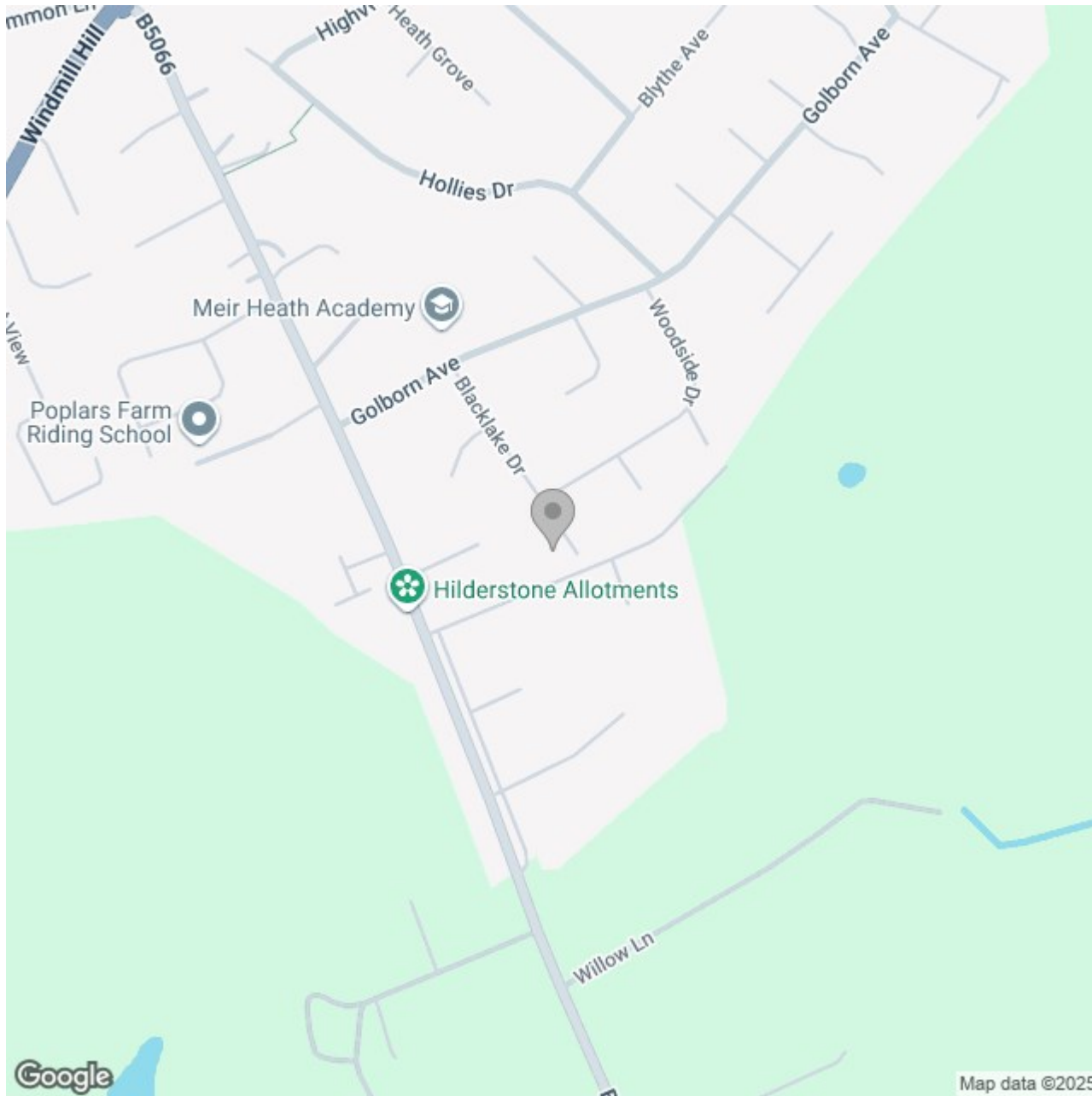
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	