



Derek Drive, Birches Head, Stoke-on-Trent

£220,000



3



2



2

Freehold | EPC rating: D

- No chain sale
- Planning permission for side extension

- Additional annex
- High spec fixtures and fittings
- Kitchen diner extension

BELVOIR!

Property is personal

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Description

There are no words to describe how **STUNNING** this home is! Starting with **KERB APPEAL** from the moment you drive up to the **HIGH SPEC INTERIORS**, not to mention the **DELIGHTFUL ANNEX** in the rear garden. This is a semi-detached home with **3 DOUBLE BEDROOMS**.

You will be amazed at how much thought has gone into the renovation of this home by the current owners. With a feature media wall in the lounge, a beautiful **KITCHEN DINER EXTENSION** to host any social occasion and the addition of a **UTILITY ROOM**.

What's more, there's a **DETACHED OUTBUILDING** fully equipped with its own sitting room, study/office, the third bedroom, shower room and toilet.

Sold with **NO UPWARD CHAIN**, a huge bonus for anyone looking to minimise hassles.

There is also valid **PLANNING PERMISSION** for a side extension to add two additional bedrooms.

Double glazed windows and doors and gas central heating and/or underfloor heating through out.

Have a look at our **360 degree virtual tour** and book for a face to face viewing.

Photographs



Rooms

Front Garden - Low Maintenance brick edged tarmacadam driveway for multiple vehicles with modern slatted perimeter fencing on either side.

There is also a garage with a remote-controlled electric roller shutter door. Currently used for storage of bicycles but would fit motorcycles or a small car. Further storage is available behind the garage by way of a shed all conducive to a clutter free home.

Hallway - 3'7" x 4'6"

Enter the property via a modern glazed door into the hallway with access to the lounge and stairs to the first floor.

Lounge 13'2" x 11'10"

On into the lounge where you will be struck by the **bespoke media wall with feature fireplace**, housing all your entertainment essentials in a compact minimalist style. With neutral decoration elsewhere and plush cream carpet underfoot.

Kitchen Diner - 9'2" 15'6"

Through then into the gorgeous kitchen diner, truly the heart of this property. Where the roof lights and bifold patio doors highlight both the size of the room and the quality of the finishes.

With cool grey wall and base units, white work surfaces, integrated appliances, and a central island all with perfectly placed lighting and maximum functionality.

Finished with tiles over the underfloor heating and looking out onto the rear garden, just imagine the occasions you could celebrate here.

There is a handy storage cupboard under the stairs which could be used as a pantry or for storage of the Hoover, brush and mop.

Utility Room - 7'10" x 4'3"

A really useful addition to the property, housing the central heating boiler and underfloor heating controls. With plenty of space for appliances and housework essentials in addition to a work surface and shelving.

Stairs and Landing

A clean and bright staircase and landing with cream carpets underfoot provide access to the bedrooms and family bathroom.

First floor:

Master bedroom - 13'4" x 12'0"

To the front of the property find the good-sized master bedroom with space for a king-size bed and an array of bedroom furniture. There's no need for wardrobes though as the room benefits from a walk in wardrobe saving so much space and cutting out clutter. Sunken spotlights, light grey walls and luxury cream carpets finish the room beautifully.

Bedroom 2 - 10'11" x 8'7"

To the rear of the property there's the second bedroom. Generously sized again especially since there's no need for much bedroom furniture. Besides a bed the fitted wardrobes serve all your storage needs.

Family bathroom/wet room - 7'11" x 5'11"

Then into the bathroom of all bathrooms where you'll be completely spoilt. You'll find a walk in shower with both fixed and removeable shower heads, a large shower screen and a modern floor trap. A white wall hung toilet pan, an extra-large white bath and a vanity sink unit.

To finish in spa style luxury the bathroom is fully tiled, underfloor heated, has inset shelving and interchangeable lighting surrounding the touch sensitive mirrors.... and breathe.... you'll need to before we head outside.

Rear:

Step out from the kitchen into the beautiful low maintenance rear garden with a paved patio and an artificial lawn. The white walls and slatted fences abounding the sides draw your attention to the piece de resistance.

Step up to an elevated patio with a glass banister where you'll find a fixed hot tub and the outbuilding.

Annex

Currently used as a stand alone entertainment/recreational space but with planning approval for use as a habitable third bedroom/annexe. The outbuilding has its own hallway with access to a shower room and separate toilet. There's also a large main room with vaulted ceilings, inset lighting and more luxury carpets leading to a smaller study/office space or even a walk in wardrobe.

The shower room has an electric shower, white tray and a tall shower screen, a white vanity sink unit and touch sensitive light up mirrors. The hallway benefits from fitted white base units and a work surface with a sink and drainer. White painted walls and grey wood effect flooring finish these areas while fashionable navy paintwork and a huge mirror create a feature wall in the office/study.

You'll have to see it to believe it with this one for sure. Contact the office to book your in person viewing today.

According to Ofcom's broadband checker, there should be ultrafast broadband up to 1000 Mbps download speed and 800 Mbps upload speed with Virgin Media, VX Fibre and Openreach and the mobile checker shows network with major mobile phone providers EE, Vodafone, Three and O2.

Council tax band: B (Stoke on Trent City Council), **Tenure:** Freehold, **EPC Rating:** D

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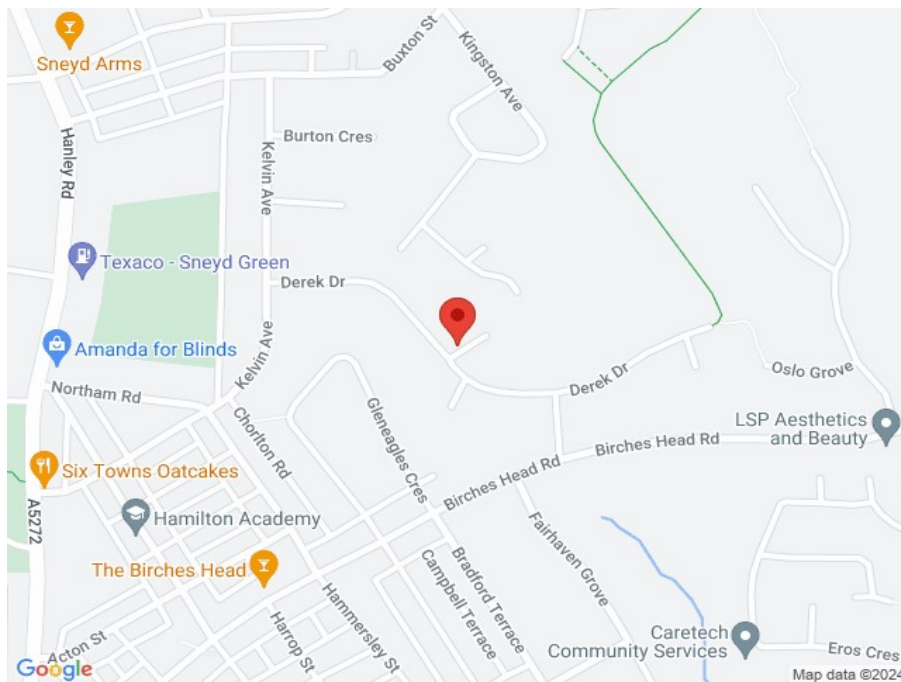
More photographs



Floorplan



Map



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