



Otley Roundfields

Stockton Brook, Stoke-On-Trent, ST9 9PG

Life's great lesson is to always expect the unexpected and with this stunningly spacious detached bungalow, the unexpected is definitely a certainty. Located in the desirable area of Stockton Brook, this detached property breaks the mould of your average bungalow, not only does it have ample living accommodation but it sits on a sizeable plot. The accommodation on offer comprises a open plan lounge/diner/kitchen, the lounge area is fitted with bi-fold doors opening out onto the garden and a multi fuel log burner, there is plenty of space for entertaining with a dining area and modern fitted kitchen with granite work surface areas. The property is completed with three good sized bedrooms, a large family bathroom and a dressing room to the master coupled with an en-suite shower room. Externally the property has ample off road parking to the front and a garage to the side. The rear garden is laid mainly to lawn with a raised decked seating area, flower bed borders, garden shed and greenhouse. Located in the popular area of Stockton Brook, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Now you know what to expect all that's left is to arrange a viewing.

£420,000

Otley Roundfields

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- EXTREMELY SPACIOUS DETACHED BUNGALOW
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- OPEN PLAN LOUNGE/DINING/KITCHEN
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- LOUNGE WITH BI FOLD DOORS & MULTI FUEL LOG BURNER
- DRESSING ROOM & EN-SUITE TO MASTER
- SIZEABLE REAR GARDEN

Entrance Hall

8'7" x 4'11" (2.62 x 1.50)

The property has a double glazed entrance door to the side aspect coupled with double glazed windows to the front and sides. Radiator.

Inner Hallway

18'5" x 6'7" (5.63 x 2.02)

Radiator.

Open Plan Lounge/Dining/Kitchen

Lounge Area

17'5" x 13'7" (5.31 x 4.16)

Double glazed bi-fold doors lead out to the rear garden coupled with a large skylight window to the ceiling and double glazed windows to the sides and rear aspects. Free standing multi fuel log burner, television point and radiator.

Dining Area

15'6" x 11'7" (4.74 x 3.54)

Storage cupboard. Space for table and chairs. Access to utility room. Fitted Belfast sink unit and radiator. Ceiling spotlights.

Kitchen

11'8" x 9'10" (3.56 x 3.00)

A double glazed window overlooks the side aspect and into the lounge area. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating granite work surface areas with under LED lighting. Integrated appliances include, double electric oven, gas hob with cooker hood above, fridge/freezer and dishwasher. Radiator.

Utility Room

7'10" x 3'8" (2.39 x 1.13)

A double glazed access door leads out to the side aspect. Fitted with work surface areas and space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler. Tiled flooring and radiator.

Bedroom One

10'7" x 8'11" (3.24 x 2.73)

A double glazed window overlooks the side aspect. Television point and radiator.

Dressing Room

5'4" x 5'4" (1.65 x 1.63)

Fitted rails and access into en-suite.

En-Suite

5'3" x 5'1" (1.62 x 1.56)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Extractor fan and radiator.

Bedroom Two

14'0" x 9'10" (4.27m x 3.00m)

A double glazed bay window overlooks the front aspect. Fitted wardrobes with sliding door and storage cupboard. Television point and radiator. Loft access hatch. (refer to agents notes below)

Bedroom Three

10'8" x 9'3" (3.26 x 2.82)

A double glazed bay window overlooks the front aspect. Radiator.

Bathroom

9'9" x 6'9" (2.98 x 2.08)

Two double glazed windows overlook the side aspect. Fitted with a suite comprising bath, separate corner shower unit, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

To the front the property has a slated driveway with a raised flower/shrub border. To the side there is gated access leading to the detached garage. To the rear the property sits on a sizeable plot with a raised large decked seating area, stepped down to the lawn with flower bed borders, garden shed and green house. Fully enclosed by a hedge border and side access gate.

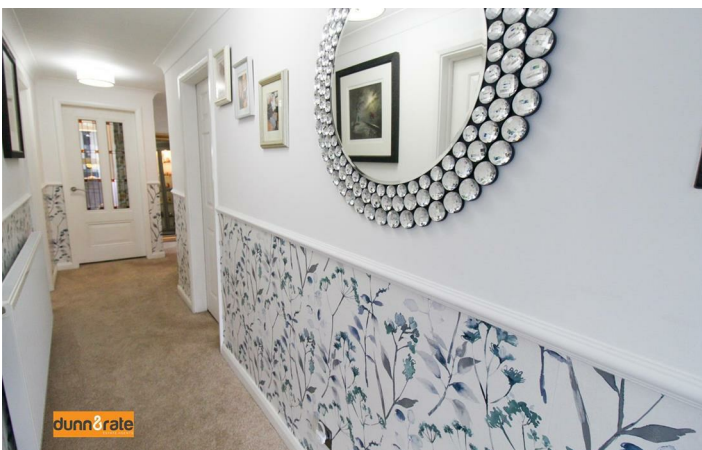
Garage

22'10" x 9'6" (6.96 x 2.91)

A detached garage with up and over door and double glazed patio doors to the side. Power and lighting and fully boarded.

Agents Notes

Please note the property has sizeable loft area which is fully boarded with power and lighting. Has great potential for conversion into extra bedroom space subject to the correct planning consents.



Floor Plan

GROUND FLOOR



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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