



470 Werrington Road

Bucknall, Stoke-On-Trent, ST2 9AD

When opportunity knocks, make sure you open the door. This detached house on Werrington Road is a wonderful opportunity for families seeking a spacious and inviting home in a desirable location. This delightful detached family home offers a perfect blend of comfort and space. With two inviting reception rooms, including a spacious lounge/diner, a lovely conservatory and fitted kitchen, this property is ideal for both relaxation and entertaining. The first floor boasts three well-proportioned bedrooms, providing ample space for family living or guests and a family bathroom with separate toilet. The large garden is a standout feature, offering open views that create a serene outdoor retreat, perfect for children to play or for hosting summer gatherings. Additionally, the property benefits from a generous driveway, ensuring convenient off-road parking for multiple vehicles. This home is not just a place to live; it is a sanctuary where you can enjoy the tranquillity of suburban life while being close to local amenities. Don't miss the opportunity to make this charming property your own.

Offers in excess of £300,000

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- STUNNING DETACHED PROPERTY
- IMPRESSIVE CONSERVATORY
- MODERN BATHROOM WITH SEPARATE WC
- DETACHED GARAGE
- OPEN LARGE LOUNGE/DINER
- DOWNSTAIRS WC
- JAW DROPPING FABULOUS GARDEN
- FITTED KITCHEN
- THREE GOOD SIZED BEDROOMS
- LARGE DRIVEWAY

GROUND FLOOR

Entrance Porch

4'9" x 4'3" (1.45 x 1.30)

A double glazed entrance door to the side aspect and a double glazed window to the rear. Radiator.

Cloakroom

5'1" x 3'10" (1.55 x 1.17)

A double glazed window to the side aspect, radiator, lower level WC and wash hand basin.

Entrance Hall

10'4" x 5'8" (3.17 x 1.73)

Feature stained glass window to the front aspect, under-stair- storage cupboard and column mirror radiator. Stairs to the first floor.

Kitchen

14'1" x 8'4" (4.30 x 2.55)

A double glazed window overlooks the side aspect, coupled with a further window that looks into the conservatory. Fitted with a range of wall and base storage units with stainless steel inset sink unit and drainer. Coordinating work surface areas and fully tiled walls. Integrated appliances include gas range cooker and under counter fridge. Space and plumbing for a washing machine.

Lounge/Diner

24'9" x 11'4" (7.55 x 3.47)

A double glazed bay window overlooks the front aspect and further window to the side. Double glazed sliding patio doors lead into the conservatory. Multi fuel stove set on tiled hearth, and two radiators. TV point.

Conservatory

17'0" x 9'2" (5.19 x 2.81)

Double glazed patio doors lead out to the rear garden, coupled with double glazed windows to the side and rear aspect. Space for fridge/freezer.

FIRST FLOOR

First Floor Landing

7'4" x 6'0" (2.26 x 1.84)

Stairs from the ground floor. Radiator.

Bedroom One

13'4" x 11'3" (4.08 x 3.43)

A double glazed window overlooks the rear and side aspect. Fitted sliding wardrobe and radiator.

Bedroom Two

11'3" x 11'3" (3.43 x 3.43)

A double glazed window overlooks the front aspect. Radiator

Bedroom Three

8'5" x 7'4" (2.57 x 2.24)

A double glazed window overlooks the rear aspect. Radiator and loft access hatch.

Bathroom

6'1" x 5'1" (1.87 x 1.56)

A featured stained glass window overlooks the side aspect. Fitted suite comprising of a bath with shower overhead, wash hand basin with vanity unit. Towel radiator and touch screen mirror.

WC

Feature stained glass window to the side aspect and low level WC.

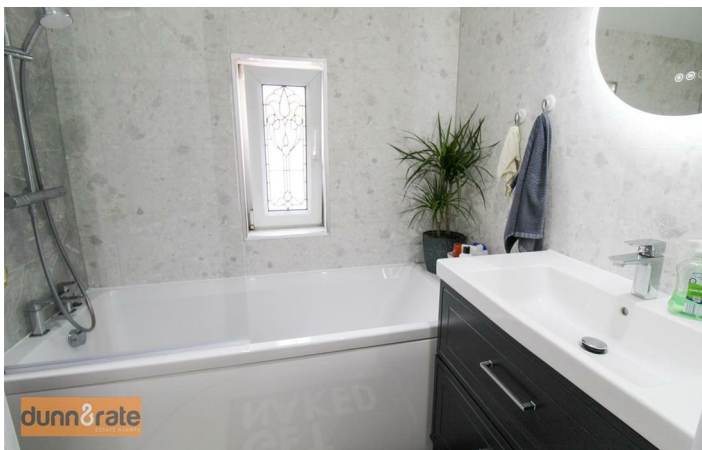
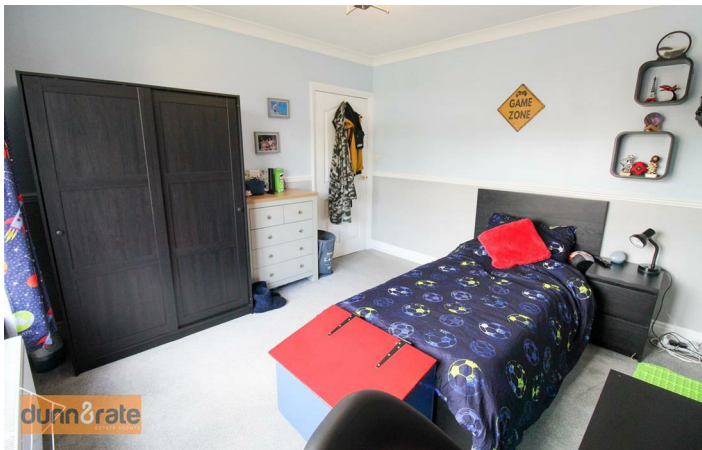
EXTERIOR

To the front, the property has a blocked paved brick herringbone driveway and shrubs. To the rear, the garden is mainly laid to lawn with a wooded decked area, stone flagged patio area, area laid to gravel, mature trees, plants and shrubs and fenced boundaries. Pergola patio area and feature trellis arch. Summerhouse with power and lighting.

Garage

20'10" x 10'3" (6.36 x 3.13)

Double doors to the front. Power and lighting.



Floor Plan



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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