



## 9 Lakeside Close Etruria, Stoke-On-Trent, ST1 5GB

Tucked away in the heart of Etruria, Stoke-on-Trent, this executive four-bedroom, two-bathroom detached family home offers the perfect blend of modern comfort and timeless charm. From the moment you arrive, the private driveway and integral garage set the tone for a lifestyle of ease and elegance. Step inside and discover a beautifully presented interior, partially furnished for your convenience and thoughtfully designed for family living. The large lounge flows effortlessly into a cosy dining area, while the contemporary kitchen comes equipped with a selection of appliances to get you started—ready for you to move in and start living. Upstairs, four generously sized bedrooms provide ample space for growing families or those working from home, with two sleek bathrooms offering both style and practicality. Outside, the lovely rear garden is a true sanctuary—ideal for summer barbecues, children's play, or simply unwinding after a long day.

Living in Etruria means enjoying the best of both worlds: a peaceful residential setting with excellent local amenities just moments away. Festival Park is right on your doorstep, home to popular retailers, restaurants, and leisure facilities. For the DIY enthusiast or weekend project warrior, Toolstation and TradePoint are nearby, while the historic Etruria Industrial Museum and scenic canalside walks offer a taste of the area's rich heritage and natural beauty.

With great transport links, reputable schools, and a strong sense of community, this is more than just a house—it's a place to call home. Don't miss your chance to own a slice of Etruria's charm.

**Offers in excess of £290,000**

# 9 Lakeside Close

Etruria, Stoke-On-Trent, ST1 5GB



- EXECUTIVE FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EXTENSIVE MODERN LAYOUT
- HUGE REAR GARDEN
- FANTASTIC LOCATION IN ETRURIA
- EXCELLENT COMMUTER LINKS

DISCLAIMER. contact 01782 622621 [help@lowe-elliott](mailto:help@lowe-elliott)

## Lounge

11'1" x 15'2" (3.39m x 4.63m)

## Dining Room

10'0" x 9'10" (3.05m x 3.00m)

## Kitchen/Breakfast Room

13'10" x 9'8" (4.23m x 2.95m)

## Utility Room

5'7" x 4'10" (1.72m x 1.49m)

## W.C

5'10" x 3'0" (1.79m x 0.93m)

## Bedroom One

13'1" x 12'4" (4.01m x 3.77m)

## En-Suite

8'0" x 3'3" (2.45m x 1.00m)

## Bedroom Two

10'11" x 10'10" (3.34m x 3.32m)

## Bedroom Three

9'8" x 9'3" (2.97m x 2.82m)

## Bedroom Four

7'11" x 9'7" (2.43m x 2.94m)

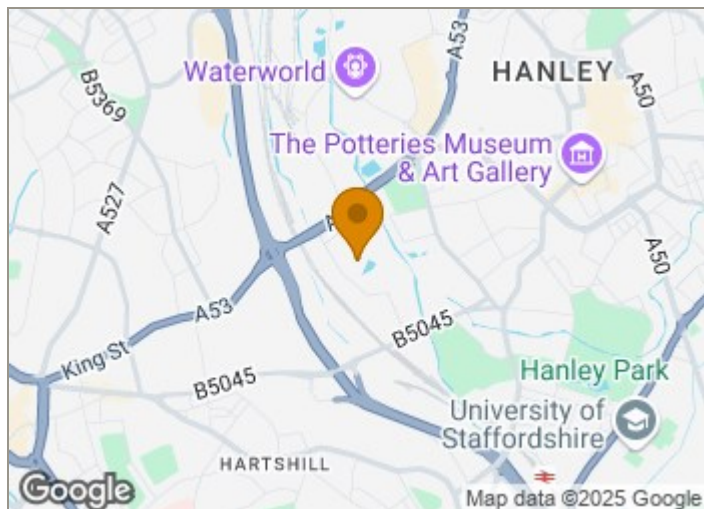
## Bathroom

6'2" x 5'6" (1.89m x 1.70m)

## EXTERIOR

## Garage

8'6" x 16'4" (2.61m x 5.00m)

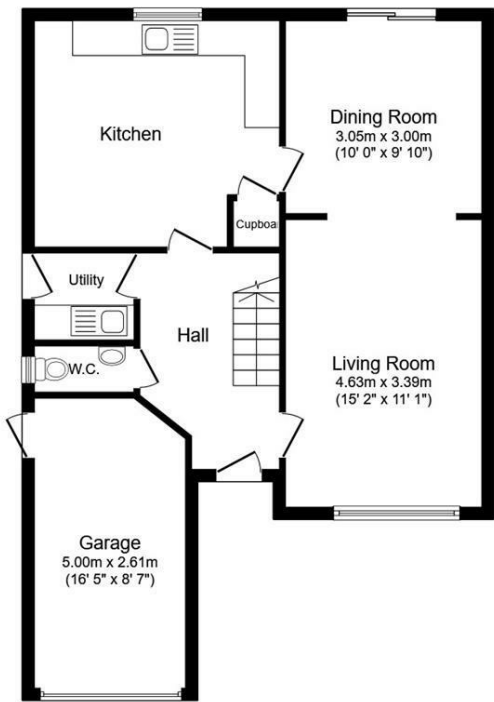


## Directions

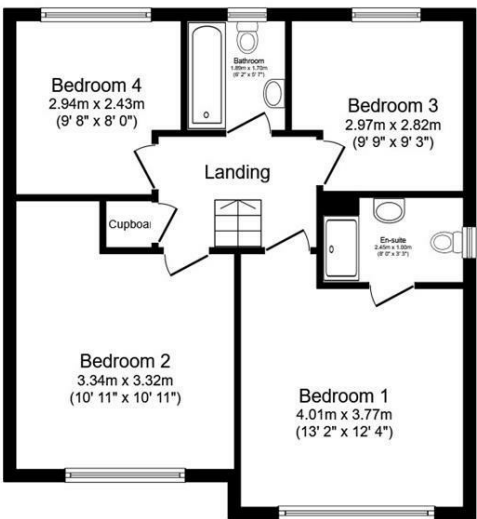




Floor Plan



Ground Floor  
Floor area 71.7 sq.m. (772 sq.ft.)



First Floor  
Floor area 62.2 sq.m. (669 sq.ft.)

Total floor area: 133.9 sq.m. (1,441 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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