

# SAMUEL MAKEPEACE

BESPOKE ESTATE AGENTS



**Bignall Hill, Bignall End, Stoke-on-Trent**

**£1,295**

**4 Bedrooms 2 Reception Rooms 1 Bathrooms**

If SPACE is what you're searching for... look no further, as this property on BIG'NALL HILL certainly lives up to its name. A huge THREE/FOUR BED DETACHED BUNGALOW on 0.3 of an Acre AVAILABLE FOR LET. Step inside and you will be greeted by a lovely hallway with traditional parquet flooring, the hallway leads us onto all avenues of the property. Firstly though, the LARGE LIVING ROOM which is a huge space, with a dining area with an oversized window to showcase the lovely front garden and allow for plenty of natural light. In the kitchen there is certainly plenty of space, in the form of cupboards and worktops! There is also a BREAKFAST BOOTH providing dining space in the kitchen. Into the rear hall, you can access both side and rear of the property, the second WC and also the DOUBLE GARAGE, the garage also boasts a utility area, with a base cupboard and sink and drainer with plumbing for a washing machine. The property features THREE DOUBLE BEDROOMS which all come with BUILT IN WARDROBES and a further room which could be used as a FOURTH BEDROOM or STUDY. The bathroom has a bath and a separate shower cubicle, with the WC next door. Externally this property sits on an IMPRESSIVE 0.3 of an acre, to the front a sublime garden with decorative shrubs and lawn area, the lawn stretches to the side of the property too and provides access to the rear garden, this features a large patio area with a lawn and decorative shrubs. The gravelled driveway has enough space for MULTIPLE VEHICLES providing access to the DOUBLE GARAGE, and also provides access to the rear garden to the back of the garage. So if you think this property might suit your needs, give Samuel Makepeace Bespoke Estate Agents a call TODAY!

## INTERIOR

### GROUND FLOOR

#### Porch

Double-glazed front door, tiled floor.

#### Entrance Hall

Single glazed door to porch, parquet flooring, radiator.

#### Lounge/Diner

Double-glazed window to front aspect, wood burner, radiator.

#### Kitchen

Double glazed window to rear aspect, range of fitted wall and base kitchen units, sink with drainer, worktops, tiled splashbacks, space fridge freezer, space for cooker, vinyl flooring, breakfast booth, double glazed window to front and side aspects.

#### Bedroom One

Double glazed window to front aspect, built-in wardrobes, radiator.

#### Bedroom Two

Double glazed window to side aspect, built-in wardrobes, radiator.

#### Bedroom Three

Double glazed window to rear aspect, built-in wardrobe, radiator.

#### Bedroom Four/Study

Double glazed window to rear aspect, laminate flooring, radiator.

#### Bathroom & WC

LLWC is separate. Window to rear aspect, bath with separate shower cubicle, hand wash basin, extractor fan, tiled walls, vinyl flooring, storage cupboard, radiator.

#### Rear Hallway

Access to side and rear, access to WC and double garage.

#### WC

LLWC, double-glazed window to rear.

## EXTERIOR

### Double Garage

Double garage with power and lighting, up and over garage door, utility area with sink and drainer, and plumbing for washing machine double glazed window to rear.

### Front Garden

Driveway access with space for multiple cars, access to double garage.

Large front lawn with decorative shrubs.

### Rear Garden

Large patio area, lawn garden with decorative shrubs and trees.



EPC Rating:  
E

Council Tax:  
Band D

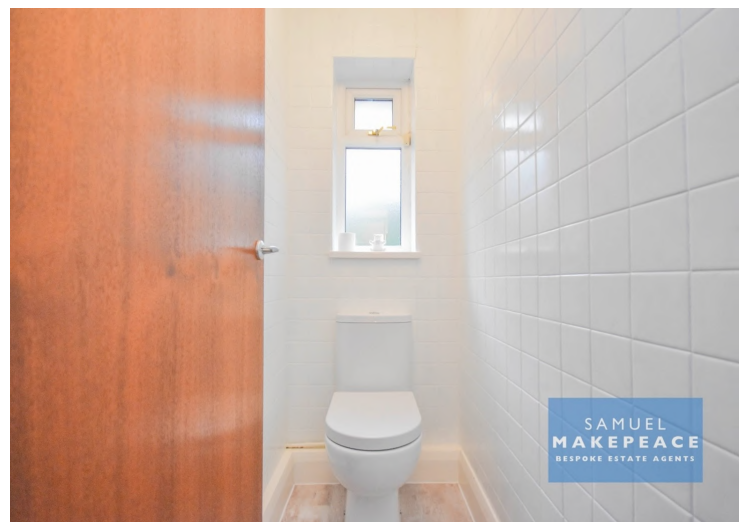
Local Authority:  
Newcastle Under Lyme Borough Council

Tenure:  
Freehold





Call us now 01782 914 444 to enquire!



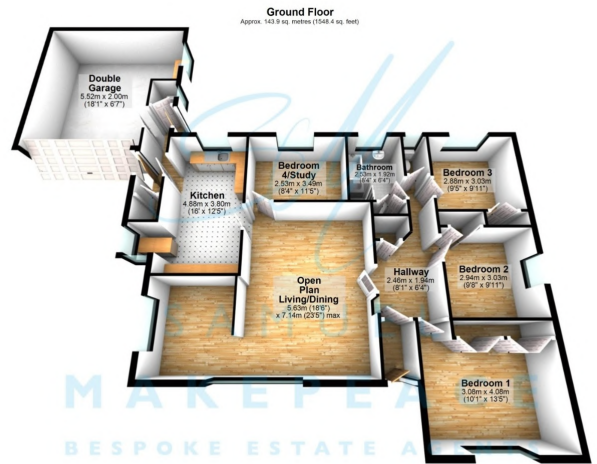




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We accept no responsibility for any mistakes or inaccuracies contained within the floorplan. It is provided as a guide only and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its context. Samuel Makepeace Bespoke Estate Agents 01752 914 444. Plan view not seen floor to.

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