



## 16 Overland Drive

Brown Edge, Staffordshire, ST6 8RF

Offers in excess of £307,500





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## 'Denise White Bespoke Estate Agents Comments'

A deceptively spacious three bedroom detached dormer bungalow within the sought after location and well established residential area of Brown Edge in Staffordshire.

Nestled within a quiet cul-de-sac location in a prominent position, boasting stunning views over the surrounding countryside, the property offers a versatile layout throughout. The property benefits from a large open Lounge/Dining Area, a separate utility room and also it has the option to have a bedroom on the ground floor or a further reception room such an office or snug. The family bathroom has a corner bath, double wash hand basins with storage below, and W.C.

Externally, the property has a gated driveway laid with block paving providing ample off-road parking for multiple vehicles and providing access to the detached garage with lovely garden room/gym to the rear, a versatile space which can be used as additional living accommodation. The rear garden is low maintenance and mainly laid to artificial lawn with planted borders and has a block paved patio area for seating too.

The property is gas central heated and is double glazing throughout.

A viewing is highly recommended to appreciate this home's spacious accommodation, great position on the street and it's versatility.

### Entrance Hallway

uPVC side door with window above and to the side aspect, tiled floor, radiator, ceiling light.

### Kitchen

12'5" x 7'6" (3.8 x 2.3)

Two uPVC double glazed windows to side and rear aspect, tiled floor, range of wall and base units with work surfaces over, tiled splash back, sink and drainer unit, double electric oven and hob with extractor, space for fridge/freezer, ceiling light.

### Utility

10'5" x 6'2" (3.2 x 1.9)

uPVC double glazed window to side aspect, tiled floor, range of wall and base units with work surfaces over, tiled splashback, space for washing machine, dishwasher and tumble dryer, space for fridge/freezer.

### Games Room

11'1" x 9'10" (3.4 x 3.0)

uPVC double glazed French doors leading out to the rear aspect, coving and textured ceiling, radiator, ceiling light.

### Bathroom

12'1" x 6'2" (3.7 x 1.9)

uPVC double glazed window to side aspect, radiator, tiled floor, three piece bathroom comprising of corner bath with mixer taps and shower attachment, low flush WC and double wash hand basin with storage below, fully tiled walls and extractor fan.

### Lounge

18'0" x 16'0" additional 7'2" x 6'10" (dining area (5.5 x 4.9 additional 2.2 x 2.1 (dining area))

Two uPVC double glazed bay windows to front aspect and a uPVC double glazed window to side aspect, coving and textured ceiling, radiator, feature gas fireplace, three ceiling lights, dining space, stairs to first floor landing.

### First Floor Accomodation

#### Bedroom One

14'5" x 11'1" (4.4 x 3.4)

Fitted carpet, Velux double glazed window to side aspect, uPVC double glazed window to front aspect, radiator, Ceiling light.

#### Bedroom Two

8'2" x 11'9" (2.5 x 3.6)

Fitted carpet, Velux double glazed window to side aspect, radiator, ceiling light.

#### Bedroom Three

6'6" x 7'10" (2.0 x 2.4)

Fitted carpet, uPVC double glazed window to the side aspect, radiator, ceiling light.

## WC

Low level W.C., pedestal wash hand basin, velux double glazed window.

## Outdoors

The property has a gated driveway laid with block paving providing ample off-road parking for multiple vehicles and providing access to the detached garage with a garden room/gym to the rear. The rear garden is low maintenance and mainly laid to artificial lawn with planted borders and has block paved patio area for seating.

## About Your Agent

Charlotte Sherratt is one of the marketing specialists here at Denise White Bespoke Estate Agents and listed this property.

All the team at Denise White Bespoke Estate Agents can help and advise with any information on the property and provide updates on the local property market and any information you need on the local area.

Denise White Bespoke Estate Agents deal with all aspects of property including residential SALES and LETTINGS

Please do get in touch with us if you need any help or advise.

## Agents Notes

Freehold

All mains services connected

## Council Tax

STOKE-ON-TRENT City Council  
Band C

## Please Note...

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## Mortgage Requirement?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

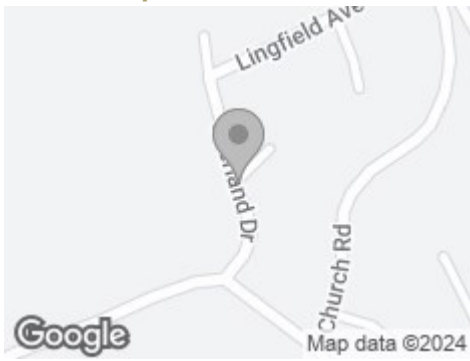
## You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.





## Road Map



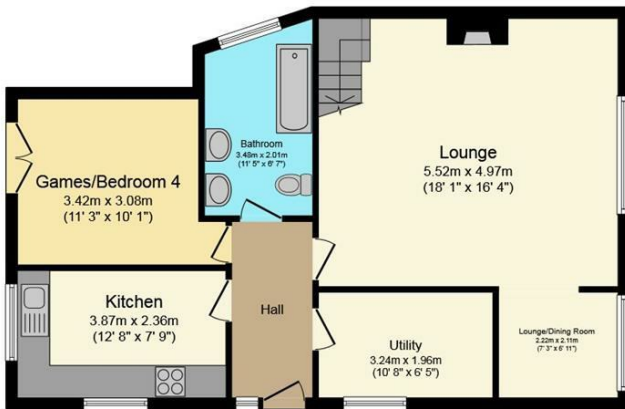
## Hybrid Map



## Terrain Map

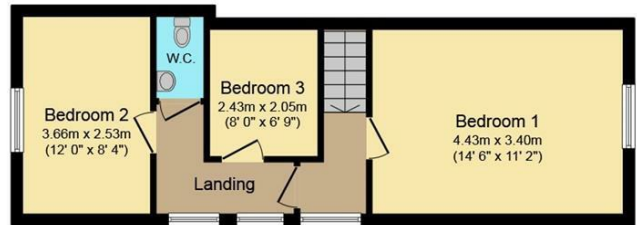


## Floor Plan



### Ground Floor

Floor area 72.5 sq.m. (780 sq.ft.) approx



### First Floor

Floor area 38.9 sq.m. (419 sq.ft.) approx

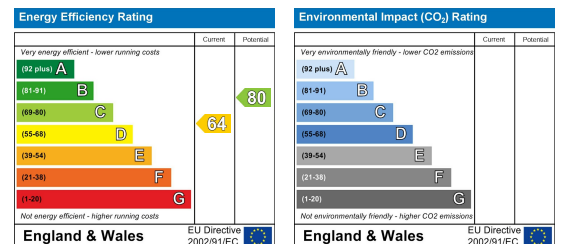
Total floor area 111.4 sq.m. (1,199 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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