



**31 Caverswall Road, Stoke-On-Trent, ST3 6PE**

**£355,000**

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An immaculately presented Detached Bungalow which has in recent years been extended and updated to an excellent standard. Sitting in a sizeable plot with ample off road parking and beautifully landscaped gardens within close proximity to local shops and amenities.

## Denise White Estate Agents Comments

A superb Detached Bungalow located in a well established and highly regarded residential area, occupying a sizeable plot offering ample secure off road parking and beautifully maintained gardens to both the front and rear aspects.

The property has been extended and improved to an excellent standard by the current owners in recent years, and now provides spacious, well proportioned accommodation. An Entrance Porch opens out in to the Entrance Hall which features high ceilings and a mezzanine level over the porch area, and doors lead through to Bedroom Two, the Lounge, Bathroom and Kitchen.

Bedroom Two is positioned to the front aspect and is a good sized double bedroom and sits across the Hallway from the Lounge, which features a lovely Bay style window to the front aspect. The Bathroom has been refitted in recent years with a beautiful suite boasting a fabulous freestanding roll top slipper bath. The Kitchen and Dining Room are located to the rear of the property and truly are the hub of the home, offering a fabulous open plan space fitted with a wide range of kitchen units, providing ample space for a dining table and chairs and opening on to the rear garden through French Doors. The Sitting Room can be accessed through both double doors from the Dining Room and a doorway from the Hall, a lovely cosy and peaceful room ideal for enjoying some down time with a good book or a film (and maybe a glass of wine!). The Main Bedroom is located to the rear of the property and provides another stunning tranquil space in which you can relax and unwind after a long day, and benefits from a modern Ensuite Shower Room.

Externally, the property is approached over a gated, block paved driveway, which provides ample off road parking and leads to a Garage Store Room. The Gardens to the front of the property have been beautifully landscaped and are exceptionally well maintained, the standard of which continues round to the rear garden, which provides a lovely, low maintenance space enjoying a good degree of privacy.

## Location

The property is ideally located within close proximity to local shops, schools and other amenities and just 2 miles from Longton and 5 miles from the City Centre, Hanley. With excellent road links across Stoke on Trent, offering easy access to the A50 which provides access to Uttoxeter and Derby and M6 motorway junction 15. Stoke on Trent Train Station is also just 5 miles away which can take you to Manchester in approximately 40 minutes, Birmingham in approximately 1 hour and down to London in just 90 minutes!

Stoke-on-Trent is a city of creativity and culture in the heart of England. Known as The Potteries, it is the home of world-famous ceramics and pottery factories, where you can learn about the history and craft of this industry, or even try your hand at making your own. Stoke-on-Trent also offers plenty of family fun, with attractions such as the Trentham Estate, where you can explore the beautiful gardens, shop at the village, or meet the monkeys at the Trentham Monkey Forest. For thrill-seekers, Stoke-on-Trent is close to Alton Towers, the largest amusement park in Britain, with rides, shows, and entertainment for all ages.

## Entrance Porch

uPVC entrance door to the front aspect. Laminate flooring. Ceiling light. Storage cupboard off. Mezzanine level over porch area. Doors leading into: –

## Entrance Hall

11'11" x 7'10" (3.65 x 2.41)

uPVC door to the front aspect. uPVC window to the side aspect. Laminate flooring. Radiator. Ceiling light. Loft access with a pull down loft ladder which leads to a boarded loft storage space and offers scope for conversion in to further accommodation, subject to obtaining the necessary consents and approvals. Doors leading into: –

## Lounge

14'0" x 12'1" (4.29 x 3.69)

Carpet. Radiator. uPVC bay window to the front aspect. Feature brick fireplace with wooden mantle. Ceiling light.

## Bedroom Two

14'0" x 10'4" (4.28 x 3.15)

Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bathroom

15'10" x 5'9" (4.85 x 1.77)

Fitted with a modern suite comprising of freestanding clawfoot slipper bath with shower mixer tap, wall mounted vanity wash hand basin unit and WC. Tiled flooring. Part tiled walls. Two radiators. uPVC windows to the front and side aspect. Storage cupboard off..

## Kitchen

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

Fitted with a range of wall and base units with wood effect worksurfaces over incorporating a stainless steel sink and drainer unit with hose mixer tap. Integrated four ring ceramic induction hob with extractor over, dishwasher, fridge, freezer and double electric oven. Space for fridge freezer. Plumbing for automatic washing machine and vent for a dryer. Tiled flooring. Two radiators. uPVC door and window to the rear aspect. Ceiling spotlights. Opening into: –

## Dining Room

11'1" x 9'8" (3.38 x 2.97)

Tiled flooring. Feature exposed brick wall. uPVC French doors leading to the rear garden. uPVC rooflight. Ceiling spotlights. Door leading into bedroom one and double doors leading into: –

## Sitting Room

11'1" x 9'11" (3.39 x 3.03)

Carpet. Radiator. Coal effect electric fire. Ceiling light.

## Bedroom One

12'11" extending to 22'10" max in to door x 12'10" (3.95 extending to 6.98 max in to door x 3.92)

Carpet. Two radiators. uPVC window to the rear aspect. Ceiling light. Door leading into: –

## Ensuite

6'8" x 5'6" (2.05 x 1.68)

Walk in shower cubicle with French ahead and

vanity unit housing a low-level WC and basin. uPVC windows to the rear aspect. Tiled flooring. Part tiled walls.. Ceiling spotlights. Heated towel rail.

## Garage store room

13'4" x 8'2" (4.07 x 2.51)

Access gained through electric up and over door and external side door.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Tax Band D

## 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.

## About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

Denise White 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 advice.

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

**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.

**Do You Need A Mortgage?**

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

## Floor Plan

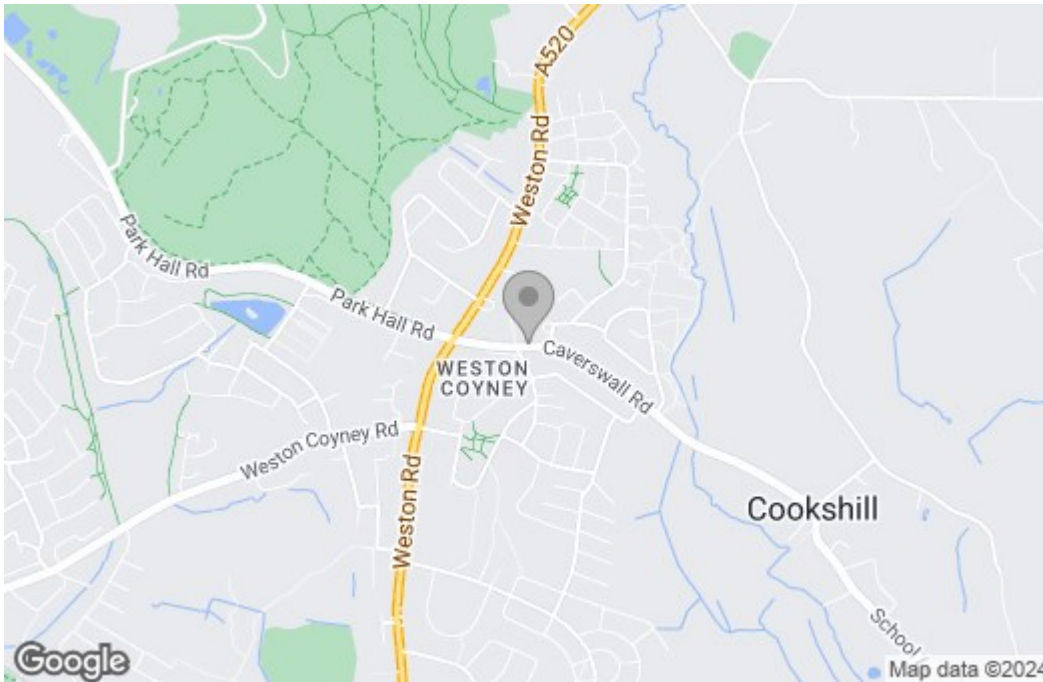


## Floor Plan

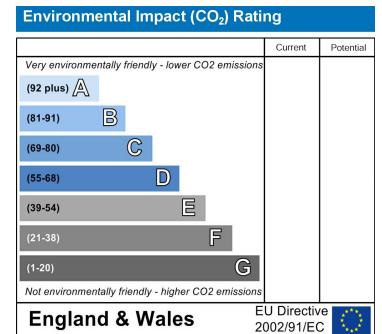
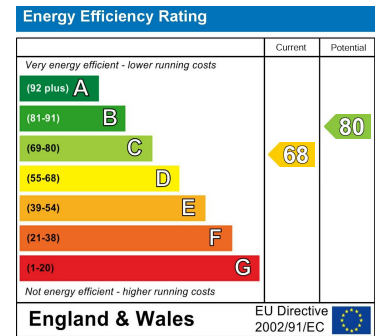
Total floor area 120.9 m<sup>2</sup> (1,301 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## 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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