



**21 Alderton Grove, Stoke-On-Trent, ST3 7SZ**

**Offers in the region of £525,000**

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"It takes hands to build a house, but only hearts can build a home"

An Executive Four Bedroom Detached Residence on the Popular Meir Park estate, extended and updated to an excellent standard, providing versatile accommodation well suited to family life.

### **Denise White Estate Agents Comments...**

An Executive Four Bedroom Detached Residence situated on the popular Meir Park, this property is one of the estates original 'self builds' which has in recent years been extended and updated to an excellent standard by the current owners.

The accommodation is light, spacious and versatile, boasting all the key features of an Ideal Family Home; with a Modern Breakfast Kitchen featuring a Centre Island with Breakfast Bar and flowing seamlessly through to a Dining Area and on to the Garden Room. Double Doors lead through to a Sizeable Lounge, across the Entrance Hallway you will find a third reception room which is currently utilized as an Office but would be suitable for a variety of uses. Beyond the Kitchen there is also a useful Utility Room, which in turn leads to the Rear Hallway which provides access to the WC, Integral Double Garage and Rear Garden.

As you climb the stairs to the First Floor you are greeted by a fabulous Galleried Landing. The Main Bedroom is positioned to the front aspect, it is serviced by an Ensuite Shower Room, and benefits from a fabulous Dressing Room which lends itself for conversion to a Fifth Bedroom subject to some internal alterations. The landing also provides access to Two further Double Bedrooms and a Fourth single bedroom. The Family Bathroom is of an excellent size and fitted with a modern white suite.

Externally, the property is approached over a tarmac driveway which provides ample off road parking and leads to an Integral Double Garage with remote controlled electric roller doors. There is a lawned garden area to the front aspect and gated access leads to a lovely private and enclosed rear garden which provides the perfect space for families to lounge, children to play and for friends to gather in the great outdoors.

Conveniently located within walking distance of local amenities including shops, supermarkets, a doctors surgery, veterinary clinic, public houses, restaurants, and within a short drive of some highly

regarded local schools, . There are also excellent road links to the A50 which provides easy access to Stoke on Trent City Centre, Uttoxeter, Derby and the M6 motorway junction 15.

An internal inspection of this property is essential for you to appreciate everything it has to offer in terms of accommodation and location.

### **Entrance Hall**

10'3" x 8'10" (3.13 x 2.70)



Composite entrance door to the front aspect. Wood effect flooring. Radiator. Stairs off to the first floor with storage below. Wall light. Doors leading into: –

### **Lounge**

21'1" x 12'11" (6.44 x 3.95)



Newly fitted carpet. Radiator. uPVC bay window to

the front aspect. Two ceiling lights. Double doors leading to the kitchen. Sliding uPVC patio doors leading to the Garden Room.

### Office

12'10" x 10'5" (3.92 x 3.19)

Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Door leading into: –

### Kitchen

19'11" x 14'4" (6.09 x 4.37)



Fitted with a range of modern wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap. Centre Island with breakfast bar. Integrated four ring gas hob with extractor over, double electric oven, fridge freezer and dishwasher. Wood effect flooring. Two radiators. Ceiling light and spotlights. uPVC window to the rear aspect. Door leading to the Utility Room. Opening into: –

### Garden Room

19'10" x 10'2" (6.07 x 3.10)



Wood effect flooring with under floor heating. uPVC French doors with integral blinds leading to the rear garden. uPVC windows with integral blinds to the rear aspect. Three Velux windows with integral blinds. Ceiling spotlights.

### Utility room

8'11" x 8'3" (2.74 x 2.54)



Fitted with a base unit with worksurface over incorporating a one and a half bowl sink and drainer unit with mixer tap. Plumbing for automatic washing machine. Outlet for tumble dryer. Wall mounted 'Potterton' central heating boiler. Radiator. Ceiling light. uPVC window to the rear aspect.

### Rear hall

Vinyl flooring. Radiator. uPVC door leading to the

rear garden. Ceiling light. Doors leading to the Garage and into: –

### WC

8'4" x 2'11" (2.56 x 0.91)

Fitted with a low-level WC and wall mounted wash hand basin. Vinyl flooring. Obscured uPVC window to rear aspect. Radiator. Ceiling light.

### Landing

Galleried landing. Carpet. Wall and ceiling light. uPVC window to the front aspect. Doors leading into: –

### Bedroom One

16'4" x 10'4" (5.00 x 3.17)



Newly fitted carpet. Radiator. uPVC window to the front aspect. Wall and ceiling light. Doors leading into: –

### Ensuite

9'4" x 5'6" (2.87 x 1.68)

Fitted with a suite comprising of Low level WC, vanity wash hand basin unit and double shower cubicle. Tiled flooring. Fully Tiled Walls. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

### Dressing room

16'2" x 8'11" (4.93 x 2.74)



Newly fitted carpet. Airing cupboard off for housing the hot water cylinder. Fitted with an extensive range of mirror fronted wardrobes. Loft storage space off.

### Bedroom Two

12'11". x 10'4" (3.96. x 3.17)



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

### Bedroom Three

10'5" x 10'5" (3.18 x 3.19)



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

### Bedroom Four

8'2" x 7'2" (2.51 x 2.19)



Carpet. uPVC window to the rear aspect. Ceiling light. Loft access.

### Bathroom

9'5" x 7'10" (2.88 x 2.39)



Fitted with a suite comprising of 'P shaped' bath with shower over, vanity wash hand basin unit and WC. Tiled flooring. Part tiled walls. Radiator. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

### Integral Double Garage

16'3" x 16'0" (4.97 x 4.89)

Fitted with two remote-controlled roller doors to the front aspect. Light and power. Internal door leading to the rear hallway.

### Outside

The property is approached over a tarmac driveway which provides ample off road parking and leads to the integral double garage. There is also a lawned garden area with hedged boundaries, and gated access to the side which leads to:-

### Rear Garden

To the rear of the property there is a good sized private and enclosed garden, which comprises of a large paved patio area which provides an excellent space for outdoor seating and entertainment. Beyond the patio there are gravelled areas which lead to a timber garden shed. There is also a good sized lawn, and raised beds which sit alongside the greenhouse, suitable for both bedding plants and vegetable plots.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band F

## 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.

## House To Sell?

We can arrange a 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?

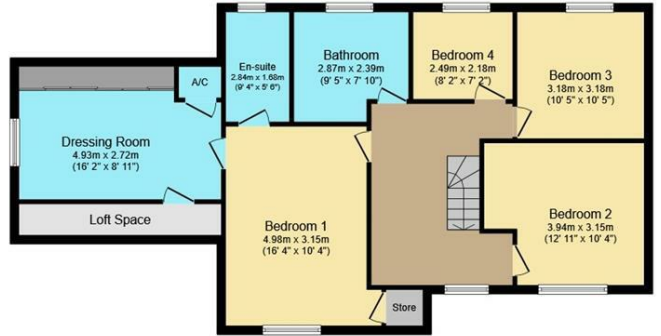
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

# Floor Plan



## Ground Floor

Floor area 127.7 sq.m. (1,375 sq.ft.) approx



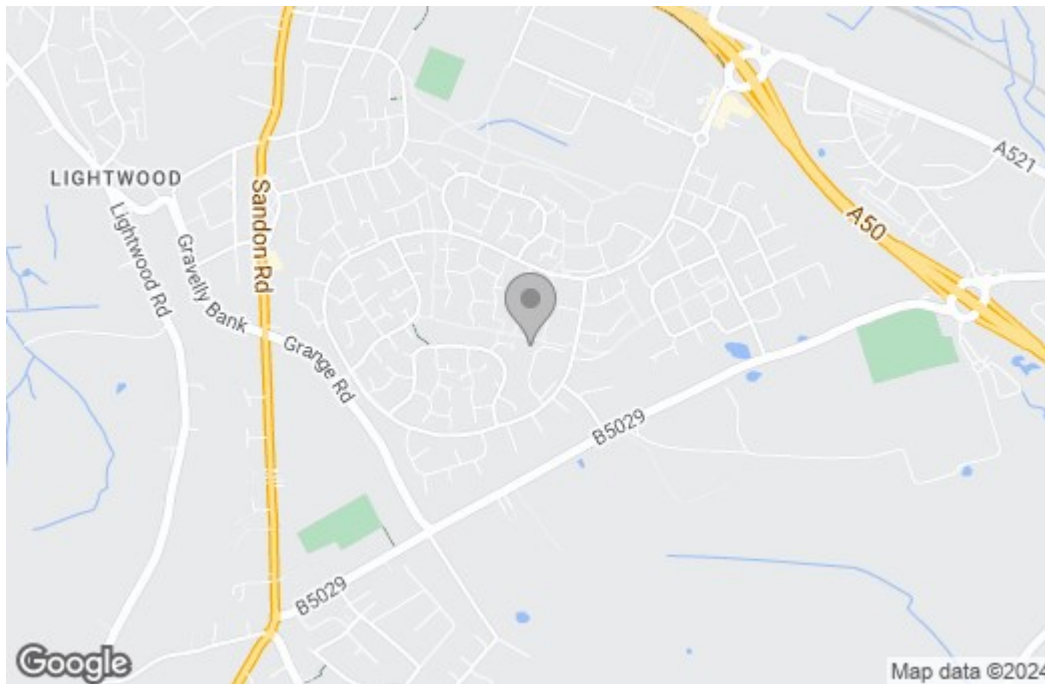
## First Floor

Floor area 97.8 sq.m. (1,052 sq.ft.) approx

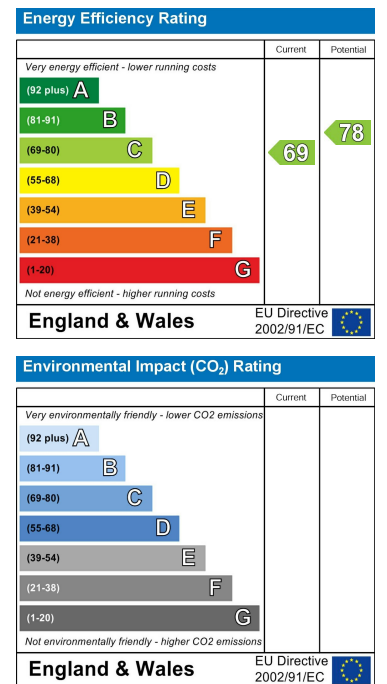
Total floor area 225.5 sq.m. (2,427 sq.ft.) approx

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

# 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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