

1 Palmer Way, Blythe Bridge, ST11 9FP

Asking price £305,000

'Building is about realising dreams, making statements, and creating spaces where life happens.'- RealEstateSpice.com

This outstanding detached home has been thoughtfully designed to create a warm and welcoming space for growing families. With modern and neutral decoration throughout, this property is the perfect fit for buyers looking for convenience and comfort.

Denise White Estate Agents Comments

In a sought-after residential area, this immaculate executive detached home offers a harmonious blend of modern living and spacious accommodation, thoughtfully designed across three floors. Perfectly maintained, this property is ready to welcome its new owners.

Upon entering, you are greeted by a cosy living room that radiates warmth and light, courtesy of its multiple windows. This inviting space is perfect for relaxation and entertaining. The heart of the home is the upgraded kitchen diner, featuring integrated appliances and convenient laundry facilities. French doors lead seamlessly to the low maintenance garden, creating an ideal setting for alfresco dining and family gatherings.

Venturing to the first floor, you'll find a neutral main bedroom boasting a charming Juliet balcony and a stylish ensuite bathroom, providing a private retreat. Additionally, there is a comfortable double bedroom and a versatile single bedroom, perfect for a cot room or home office. These rooms are serviced by a well-appointed family bathroom, ensuring convenience for all.

The second floor is a delightful surprise, featuring two further double bedrooms adorned with charming dormer windows. One of these rooms comes complete with built-in wardrobes, offering ample storage space. A modern, spacious shower room serves these two bedrooms, adding to the property's appeal.

Externally, the home features a large enclosed turfed garden, complete with an initial patio area for outdoor enjoyment and thoughtfully designed hedgehog highways, promoting local wildlife.

For added convenience, there is off-road parking available for two vehicles, along with a single garage, providing ample space for your vehicles and storage needs.

This property is a true gem, offering spacious and versatile living in a desirable location. Don't miss the opportunity to make this exceptional home yours!

Location

Blythe Bridge, located in Stoke-on-Trent, is a charming village known for its blend of suburban tranquillity and convenient amenities. This picturesque area offers a range of local shops, cafes, and pubs, providing a friendly community atmosphere. For families, there are excellent schools, including Blythe Bridge High School, primary schools and a college. Transport links are highly accessible, with the Blythe Bridge railway station offering regular services to nearby cities, making commuting a breeze. Additionally, the A50 connects residents to the broader motorway network, ensuring easy travel to major destinations.

With its proximity to the beautiful River Blithe, offering scenic walking paths, a touch of nature is right at your doorstep. The village's historical charm is complemented by modern conveniences, making it a desirable place to call home.

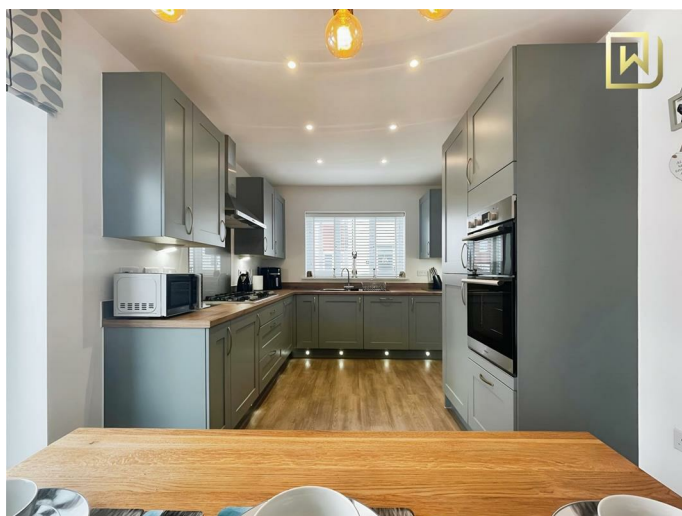
Entrance Hall



Karndean flooring. Composite door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light.

Kitchen Diner

8'11" x 17'0" (2.74 x 5.20)



Karndean flooring. Large utility storage with work surface, lighting, and extractor fan. French doors to the side aspect. Shaker style wall and base units. Integrated dishwasher, fridge, freezer, and split oven, stainless steel sink and drainer unit with mixer tap above, gas hob. UPVC double glazed window to the front aspect. Spotlights. Ceiling light.

Living Room

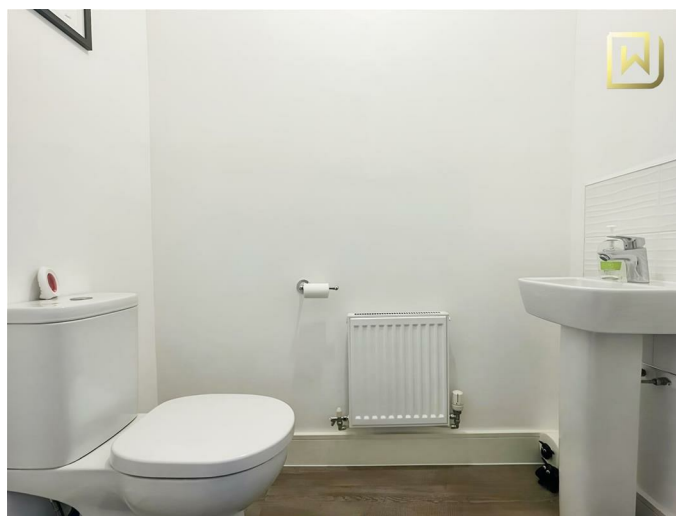
10'0" x 17'0" (3.05 x 5.20)



Karndean flooring. Two wall mounted radiators. Three UPVC double glazed windows to the front and side aspect. Two ceiling lights.

WC

3'3" x 5'8" (1.00 x 1.74)



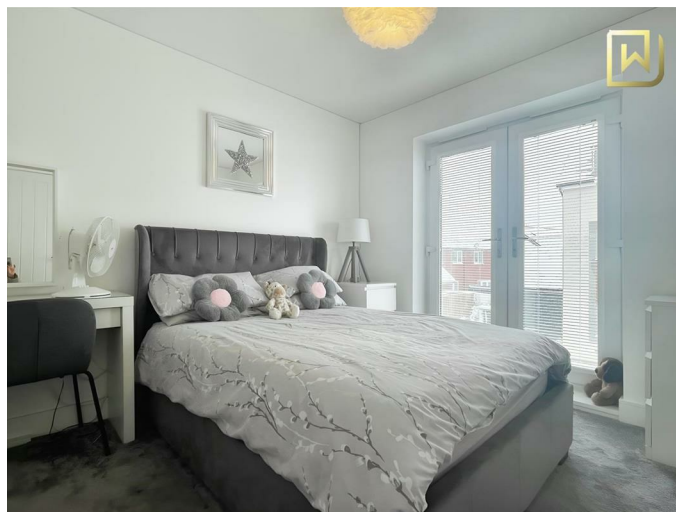
Karndean flooring. Low-level WC. Wall mounted radiator. Pedestal wash handbasin. Ceiling light. Extractor fan.

First Floor Landing

Fitted carpet. Wall mounted radiator. Two ceiling lights. Stairs to the second floor accommodation. Storage cupboard housing cylinder.

Bedroom One

9'3" x 12'3" max (2.84 x 3.75 max)



Fitted carpet. Wall mounted radiator. French doors with Juliet balcony. Built-in wardrobes. Ceiling light.

Ensuite

4'7" x 9'4" (1.40 x 2.87)



Wood effect laminate flooring. Wall mounted radiator. Shower cubicle with shower. Low-level WC. Pedestal wash hand basin. Obscured UPVC double glazed window to the side aspect. Spotlights. Extractor fan.

Bathroom

6'2" x 7'1" (1.88 x 2.16)



Wood effect laminate flooring. Low-level WC. Pedestal wash handbasin. Fitted bath with shower attachment. Wall mounted radiator. Obscured UPVC double glazed window to the front aspect. Spotlights. Extractor fan.

Bedroom Four

10'2" x 10'0" (3.11 x 3.05)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Ceiling Light.

Bedroom Five

6'10" x 6'11" (2.10 x 2.11)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front and side aspect. Ceiling light.

Second Floor Landing

Fitted carpet. Ceiling light. Skylight. Loft access.

Bedroom Three

9'3" x 17'2" (2.84 x 5.25)



Fitted carpet. Wall mounted radiator. Built in wardrobes. Skylight. Dormer UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Two

10'2" x 17'2" (3.12 x 5.25)



Fitted carpet. Wall mounted radiator. Dormer UPVC double glazed window to the front aspect. Skylight. Ceiling light.

Bathroom

7'1" x 6'11" (2.18 x 2.12)



Wood effect laminate flooring. Low level WC. Pedestal wash hand basin. Walk in shower. Ladder style towel rail. Skylight. Spotlights. Extractor fan.

Garage



Power and Lighting

Outside



Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

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



"In a world where you can be anything, be kind"

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

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 advise.

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 Require 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.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

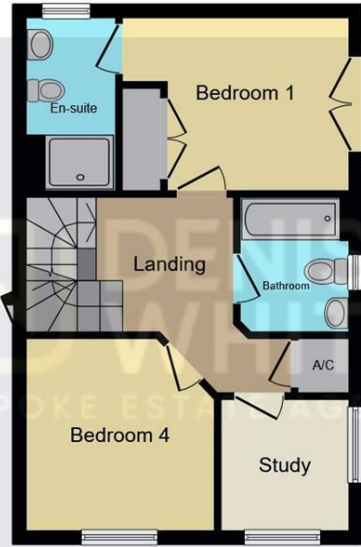
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Ground Floor
Floor area 40.3 m² (434 sq.ft.)



First Floor
Floor area 40.4 m² (435 sq.ft.)



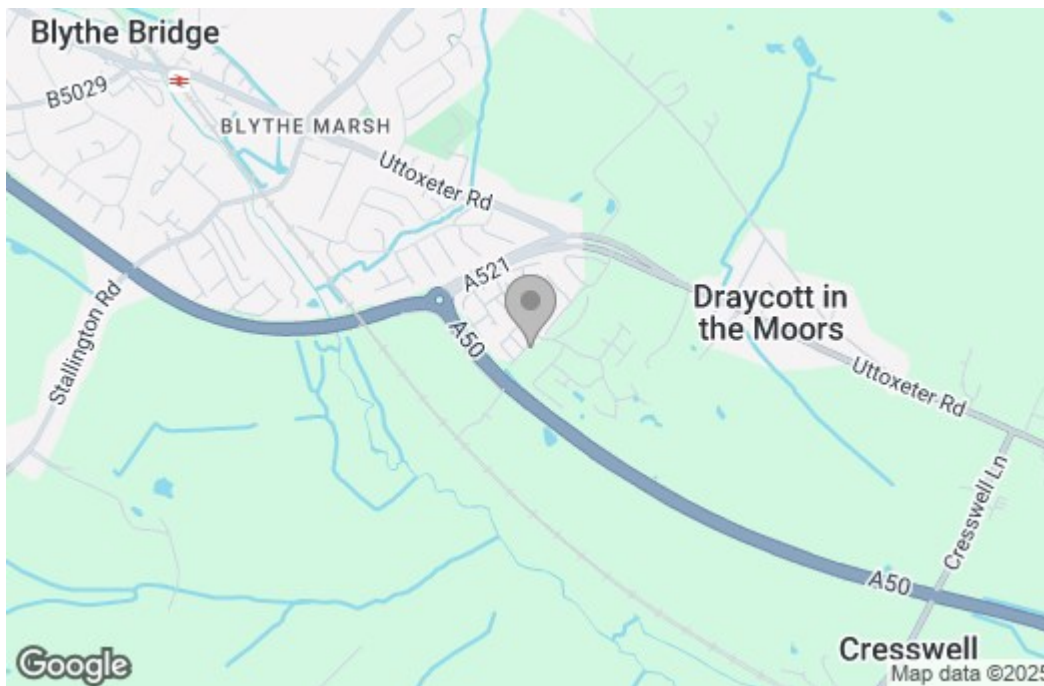
Second Floor
Floor area 36.2 m² (390 sq.ft.)

TOTAL: 117.0 m² (1,259 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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO ₂ emissions			
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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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