



The Pines Aynsleys Drive, Staffordshire, ST11 9HJ

£595,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Details make perfection, and perfection is not a detail" ~ Leonardo da Vinci

The Pines is a home that certainly exudes quality! Nestled on the sought-after Aynsleys Drive, this impressive Four Bedroom Detached Residence offers stylish family living just moments from popular schools, village amenities and the Train Station - combining convenience with exclusivity in highly regarded, desirable location.

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Denise White Estate Agents Comments

The Pines; an impressive executive four-bedroom detached home offering spacious, versatile living ideally suited to modern family life. Located on the prestigious Aynsleys Drive in Blythe Bridge, in close proximity to popular schools, village amenities and the Train Station.

Finished to an excellent standard throughout, The Pines boasts a welcoming Entrance Hall which leads on to a generous lounge which in turn flows seamlessly into a bright garden room—perfect for entertaining or relaxing while overlooking the rear garden. The heart of the home is the painted tulip wood kitchen, complete with luxurious granite worktops and ample storage, which sits alongside a formal dining room providing space for special occasions. A dedicated study is ideal for working from home and is complemented by a convenient downstairs toilet.

To the First Floor, you will find four well-proportioned bedrooms which provide comfort and flexibility. The master suite is a true retreat, featuring its own ensuite shower room and a spacious dressing room. Bedroom two also benefits from a private ensuite shower room, while the family bathroom serves the remaining bedrooms.

Externally, The Pines is approached over a shared driveway which sweeps past a lawned garden and leads to a Block Paved Driveway which provides ample off road parking and in turn leads to a Detached Double Garage with remote controlled doors. To the rear of the property there is a beautifully landscaped, low maintenance garden featuring a wonderful Pavilion seating area, the perfect setting for your summer evening garden soiree's!

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

11'2" x 10'11" (3.41 x 3.34)



Composite entrance door to the front aspect. Obscured uPVC window to the front aspect. Carpet. Radiator. Stairs off leading to the first floor. Two ceiling lights. Doors leading into: –

Kitchen

17'9" x 13'3" (5.42 x 4.05)



Fitted with a range of painted tulip wood wall and base units with granite work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Space for a range style cooker with extractor over. Integrated dishwasher. Space for fridge freezer and under counter fridge. Plumbing for automatic washing machine. Cupboard housing a Worcester combination boiler. Karndean wood effect flooring. Composite door to the side aspect. uPVC windows to the side and rear aspects. Ceiling spotlights. Built-in bench seating area with storage below.

Dining Room

11'11" x 9'7" (3.64 x 2.94)



Carpet. Radiator. uPVC window to the rear aspect. Two wall lights. Ceiling light.

Lounge

21'1" x 12'10" (6.43 x 3.92)



Carpet. Two radiators. Inset log burning effect gas fire. uPVC bay window to the front aspect. uPVC window to the side aspect. Three wall lights. Two ceiling lights. Opening into: –

Garden Room

19'2" x 8'9" minimum (5.86 x 2.69 minimum)



Carpet. Two wall mounted upright radiators. Wall mounted electric log burning effect fire. uPVC windows to the front side and rear aspects. Two Velux windows to the ceiling. Two uPVC doors leading to the garden. Ceiling spotlights.

Office

7'5" x 7'4" (2.28 x 2.26)



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

WC

5'4" x 2'11" (1.65 x 0.91)



Fitted with a wall hung WC and wall mounted vanity wash and basin unit. Vinyl flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling spotlights.

First Floor Landing



Carpet. Radiator. uPVC window to the front aspect. Three ceiling lights. Airing cupboard off housing the hot water cylinder. Loft access. Doors leading into:-

Bedroom One

14'11" x 9'0" (4.57 x 2.75)



Carpet. Radiator. Fitted with bedside units. uPVC window to the rear aspect. Ceiling light. Door leading to the Ensuite. Opening into: –

Dressing Room

7'8" x 5'4" to wardrobes (2.35 x 1.64 to wardrobes)



Carpet. Radiator. Fitted with an extensive range of built-in wardrobes. uPVC window to the rear aspect. Ceiling light.

Ensuite

8'10" x 4'9" (2.70 x 1.47)



Fitted with a suite comprising of a walk-in shower with drencher showerhead, wall mounted vanity wash hand basin unit and wall hung WC. Vinyl flooring. Fully tiled Walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling spotlights.

Bedroom Two

14'2" x 12'3" (4.33 x 3.74)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in bedroom furniture. Ceiling light. Door leading into: –

Ensuite

5'9" x 5'3" (1.77 x 1.62)



Fitted with a suite comprising of corner shower cubicle, wall mounted vanity wash and basin unit and back to wall low-level WC. Vinyl flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spotlights.

Bedroom Three

11'10" x 9'8" (3.61 x 2.96)



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

Bedroom Four

9'8" x 8'0" (2.95 x 2.44)



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

Bathroom

7'8" x 7'3" (2.34 x 2.23)



Fitted with a suite comprising of corner Jacuzzi bath with shower over, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling light.

Outside



Externally, The Pines is approached over a shared driveway which sweeps past a lawned garden and leads to a Block Paved Driveway which provides ample off road parking and in turn leads to a Detached Double Garage with remote controlled doors. Access to both sides of the property lead to the rear garden.

Garage

17'6" x 16'4" (5.34 x 5.00)

Two electric up and over doors to the front aspect. Power and light. Obscure uPVC window to the side aspect. Two ceiling lights. Loft storage space.

Rear Garden



To the rear of the property there is a beautifully landscaped, low maintenance garden, which has been exceptionally well maintained by the current owners. Comprising of a paved patio from which steps lead to a raised gravelled garden with mature planting and a fabulous Pavillion style seating area;

the perfect location for your summer evening garden soiree's!

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford Borough 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



"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.

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.

Property To Sell or Rent ?

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.

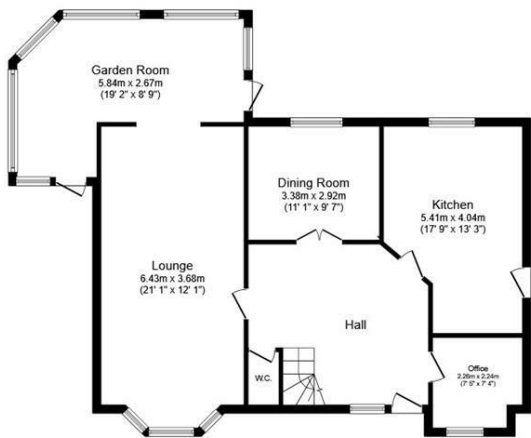
You Need A Solicitor!

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.

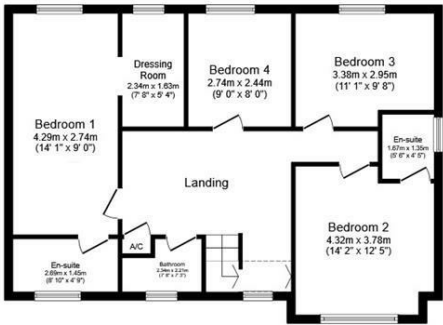
Do You Need A Mortgage?

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

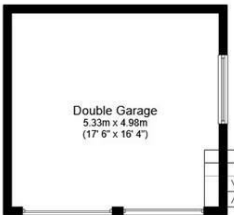
Floor Plan



Ground Floor
Floor area 98.1 sq.m. (1,056 sq.ft.)



First Floor
Floor area 79.4 sq.m. (855 sq.ft.)



Outbuilding
Floor area 26.6 sq.m. (286 sq.ft.)

Total floor area: 204.0 sq.m. (2,196 sq.ft.)

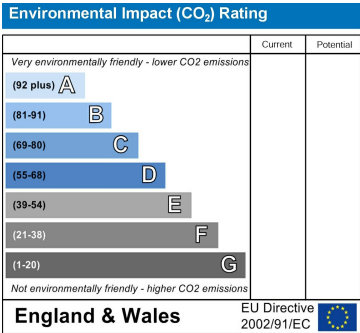
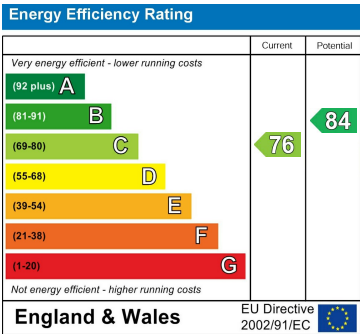
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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