



18 NURSERY ROAD, SCHOLAR GREEN, STOKE-ON-TRENT, ST7 3BW

£375,000



STEPHENSON BROWNE



Stephenson Browne are thrilled to offer to the market this outstanding two bedroom detached bungalow situated on a quiet, semi rural cul-de-sac in a sought after area of Scholar Green.

Locally, the village of Scholar Green is the perfect location for walkers/dog lovers with an abundance of open countryside and picturesque walks on your doorstep including the canal. It also has great commuter links with the A34 being nearby with easy access into Congleton, Stoke On Trent and other neighbouring towns/villages. Local amenities are within walking distance of the property including numerous great pubs and a general store.

Heading inside the property you are welcomed into the bright entrance hallway which provides access to both bedrooms, the master being situated at the front of the property with a lovely bay window, the modern main bathroom with both bath and shower, cosy living room with feature fire and spacious dining kitchen leading to rear porch, utility room and integral garage.

There is also further living space at the bottom of the garden, the current vendor has installed an extremely spacious garden room with multiple uses such as a work from home space, gym, outdoor sitting area and more! The room is accessed via sliding doors from the garden alongside two large windows giving a glass wall effect and has power, light and a log burner for heating.

Externally the property benefits a spacious block paved driveway to the front with ample parking spaces leading to the integral single garage also with a parking space available, there is also a well maintained laid to lawn front garden with walled boundary and a range of shrubs and bushes. To the rear is a brilliant sized garden, wrapping around the side of the property, comprising large paved patio area great for outdoor seating, a laid to lawn area and further patio at the bottom of the garden housing garden room. There are also a range of shrubs and bushes for added privacy.





### **Entrance Hallway**

Access into all ground floor accommodation, ceiling light fitting, central heating radiator, access into the loft space, power points.

### **Living Room**

15'8" x 11'9"

UPVC double glazed window to the rear elevation, two UPVC double glazed windows to the side elevation, carpet flooring, ceiling light fitting, feature gas fireplace with wooden hearth, ample power points, central heating radiator.

### **Dining Kitchen**

22'3" x 9'2"

Fitted wooden kitchen comprising wall and base units with wooden work surface over, inset sink with single drainer and mixer tap, five ring gas hob with extractor over, built in oven, two UPVC double glazed windows, marble tiled flooring, ceiling light fitting, power points, access into the rear porch and utility. The dining area comprises ceiling light fitting, central heating radiator, two UPVC double glazed windows, marble effect tiled flooring.

### **Utility Room**

Fitted wall and base units with wooden work surface over, space and plumbing for washer/dryer, sink with single drainer and mixer tap, ceiling light fitting, central heating radiator, tiled marble flooring, ample power points.

### **Bedroom One**

12'5" x 5'10"

UPVC double glazed bay window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, ample power points.

### **Bedroom Two**

9'10" x 9'2"

UPVC double glazed window to the side elevation, fitted double and single wardrobe, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

### **Bathroom**

18'8" x 15'5"

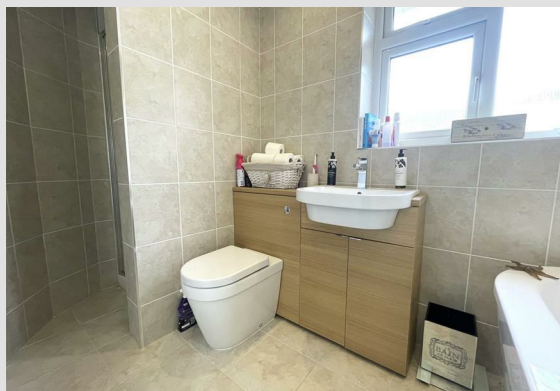
Modern fitted bathroom comprising four piece suite with vanity unit, low level WC and hand wash basin with mixer tap, freestanding bath with mixer taps, walk in mixer shower, tiled walls and flooring throughout, UPVC double glazed opaque window, ceiling spotlights.

### **Rear Entrance Porch**

Access into utility, UPVC double glazed window, door access out onto the rear garden, tiled marble flooring.

### **Garden Room**

UPVC glass sliding doors with UPVC double glazed windows to either side, carpet flooring, ceiling spotlights, fitted log burner, ample power points.





### Externally

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### Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

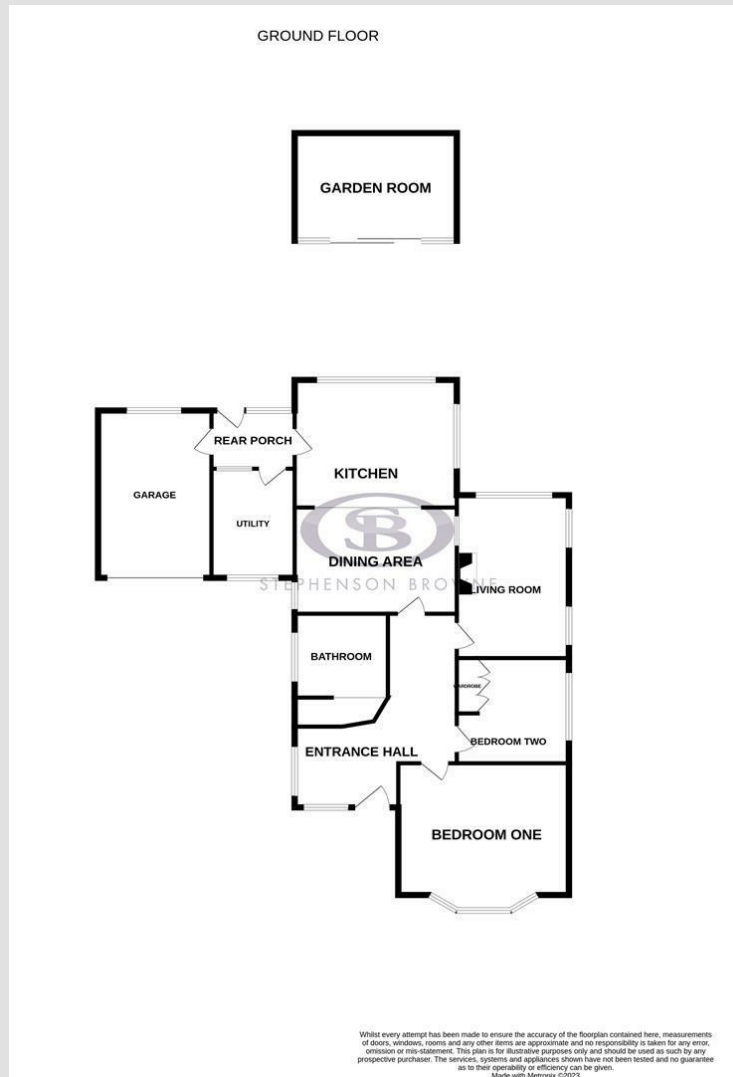
### Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.





## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	
		59	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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