



602 Bemersley Road, Brindley Ford, Stoke-On-Trent, ST8 7QT

£295,000

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Three-Bedroom Traditional Semi-Detached Cottage nestled in a sought-after semi-rural location close to the scenic Knypersley Reservoir & adjoining open countryside, this beautifully presented three-bedroom traditional semi-detached cottage offers a rare opportunity to acquire a home of both character and quality. Benefitting from a superb finish throughout, the property seamlessly combines period charm with stylish modern living.



Council Tax Band: B



Upon arrival, the home is accessed via a gated private entrance, ensuring privacy and exclusivity as well as an abundance of off road parking plus a detached double garage, complete with an electric garage door. The welcoming entrance hall sets the tone, leading into the heart of the home through to a superb open plan lounge and dining room.

This expansive reception space boasts exposed timber beams, wood effect flooring and a striking feature fireplace with brick surround and rustic timber mantel. The fireplace, housing a log-burning stove, acts as a true focal point, creating a warm and inviting atmosphere ideal for family living and entertaining. Generous natural light floods the room via dual-aspect windows and French doors that flow directly into the conservatory, making this space perfect for both relaxed evenings and sociable gatherings.

The kitchen is both generous and practical, fitted with a comprehensive range of units, quality appliances, and direct access to the separate utility room. To the ground floor, a luxurious bathroom has been finished to the highest of standards, boasting a freestanding bathtub, walk-in shower, and contemporary suite.

Upstairs, there are three well-proportioned bedrooms and an additional loft room, currently utilised as extra living space/home office (not to building regulations).

Externally the property enjoys wraparound gardens, thoughtfully landscaped to create multiple outdoor seating areas. A timber pergola with decked entertaining space offers the perfect setting for alfresco dining, while the gardens enjoy a backdrop of open fields, enhancing the property's semi-rural charm. To the front, a sweeping driveway with gated entrance provides plentiful off-road parking for multiple vehicles, complemented by detached garaging and additional storage facilities.

This exceptional home offers a unique blend of traditional character and contemporary luxury, set in a prime location within walking distance of Knypersley Reservoir and close to local amenities, schools, and commuter links.

Viewing is highly recommended to fully appreciate the setting, finish, and lifestyle on offer.

Entrance Hall

10'0" x 5'2"

Having a UPVC double glazed entrance door with glazed panelling, UPVC double glaze window to the side aspect, radiator, continuous effect laminate flooring.

Open Plan Lounge/ Dining Room

24'9" overall measurement

Open plan lounge diner 7.56 m overall measurement

Dining Room

12'4" x 11'2"

Having oak beams to ceiling, internal picture window, glazed French doors through to the adjoining conservatory, column style radiator, storage cupboard, continuous oak effect laminate flooring giving access through to the lounge.

Lounge

12'5" x 14'3"

having a double glazed box bay window to the front aspect, additional UPVC double glazed window to the front aspect. Internal stained glass picture window, exposed beams to ceiling, feature chimney breast having exposed timber mantle and brick inset with cast-iron multi fuel stove set upon black slate hearth, coving to ceiling. Stairs off to the first floor landing.

Conservatory

13'5" x 6'0"

Of UPVC construction with dwarf base having acoustic panelling, UPVC double glazed windows and patio French doors give access onto the fully enclosed private gardens which adjoining open fields.

Kitchen

13'7" x 10'6"

Having a range of shaker style wall cabin and base units with fitted worksurfaces over having space for a double width range style cooker with fitted Smeg extractor fan over. Inset one and a half bowl ceramic sink unit with black matt mixer tap over. Space for fridge or wine cooler, plumbing for slimline dishwasher. Continuous oak effect laminate flooring, radiator, recess LED lighting and coving to ceiling, splashback tiling, UPVC double glazed window to the side aspect.

Ground Floor Bathroom

9'6" x 7'8"

Newly refurbished suite having a corner set fully enclosed shower cubicle with black contrasting framework and matching fixed showerhead and detachable shower with marble effect porcelain tiles, modern freestanding bath with floor mounted black Matt mixer shower and tap over. Sink unit within incorporating work top and WC with concealed system. Marble effect porcelain tiled walls, recess LED lighting and light tunnel allowing natural light. Black matt tall standing towel radiator, extractor fan.

Utility Room

13'4" x 5'4"

Wall mounted cupboard units with contrasting bespoke solid wood top incorporating shelving and splashback, having plumbing for washing machine and space for tumble dryer. Radiator, UPVC double glazed windows to the side and aspect, UPVC double glazed rear door with glazed panel. Partially vaulted ceiling with storage to space. Space for an American style fridge freezer.

First Floor Landing

Having oak and glass staircase with full length glazed panel with turnflight stairs to the loft room. Built in storage cupboard.

Bedroom One

14'3" x 11'6" into wardrobe

4.35 m into wardrobe by 3.52 m. Having 2 UPVC doubled glazed windows to the front aspect, coving to ceiling, radiator. Built in smoked glass fronted wardrobes.

Bedroom Two

12'10" x 8'11"

Having a UPVC double glazed windows to the rear aspect, enjoying an open outlook over the joining fields and trees. Radiator, UPVC double glazed window to side aspect.

Bedroom Three

7'9" x 11'0"

Having UPVC double glazed window to the rear aspect, radiator.

Loft Room

13'3" x 6'6"

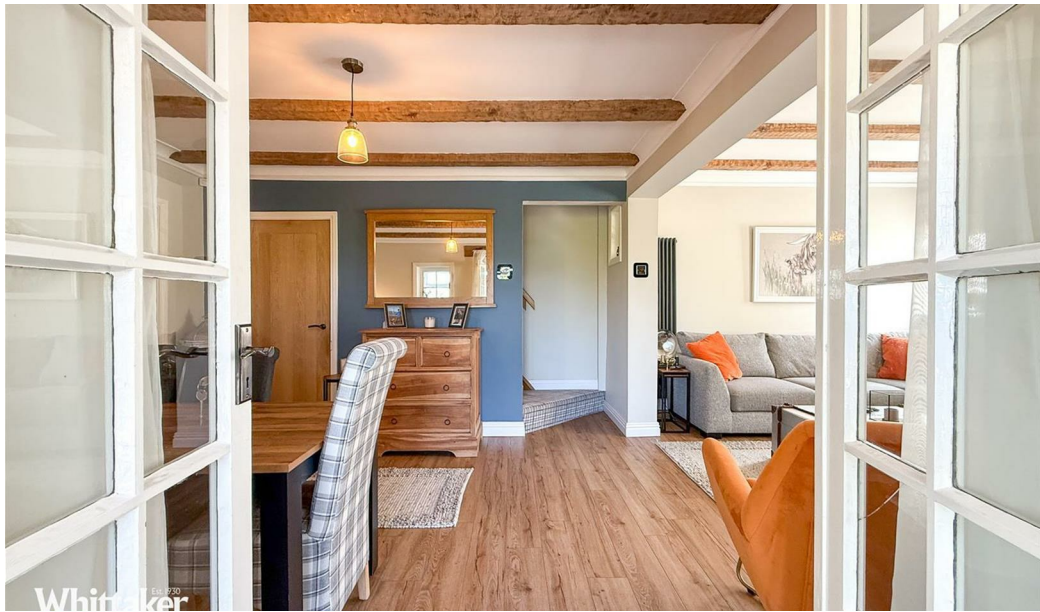
Having a double glazed skylight to voltage ceiling, acoustic panelled walls with contrasting exposed brick. Storage to eaves, electric storage heater.

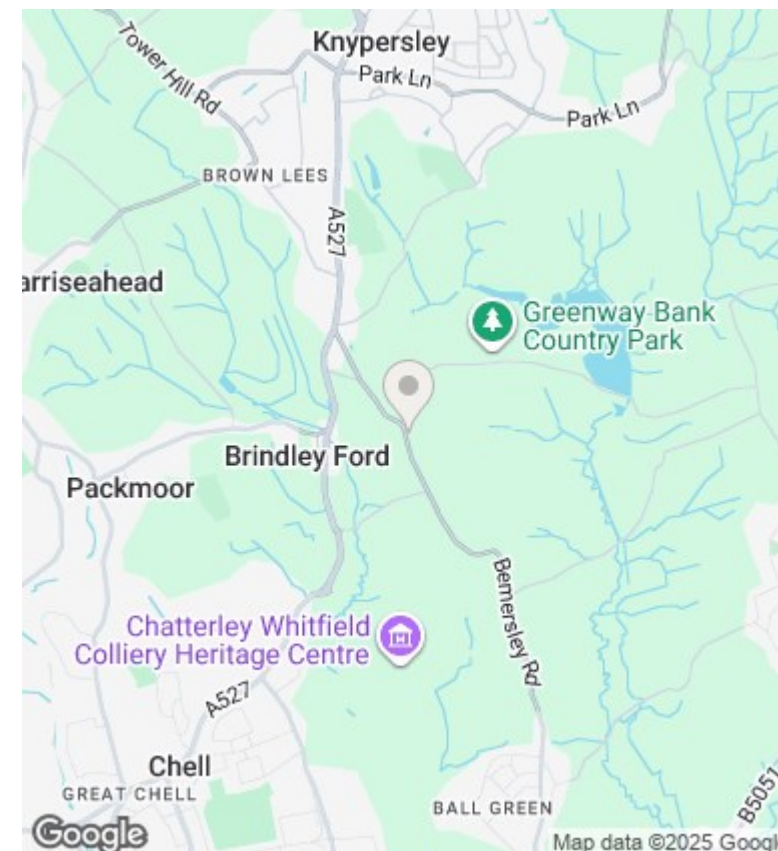
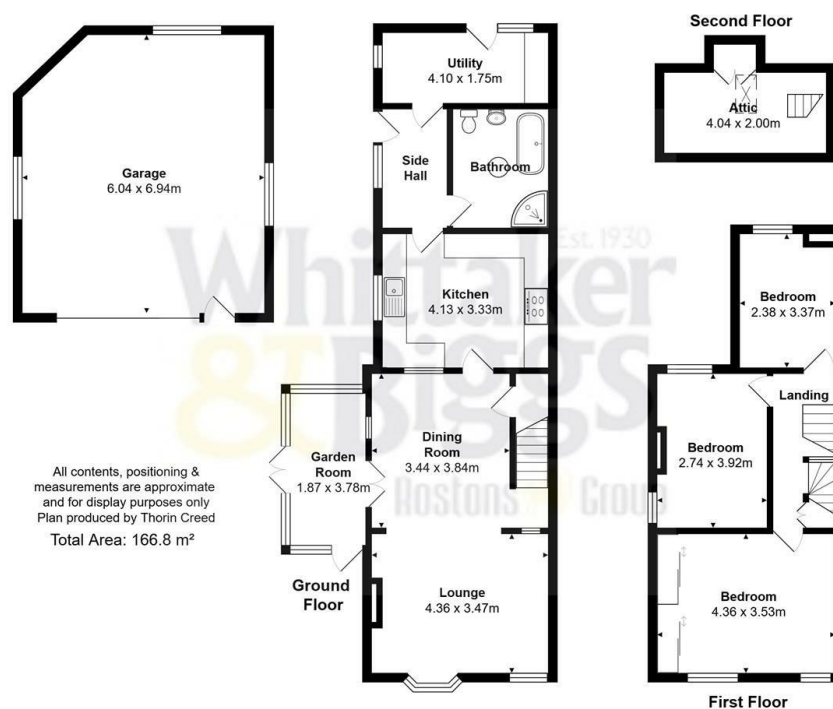
Garage

19'9" x 22'0"

Having an electric remote controlled roller shutter door with pedestrian side access. Windows to the rear insides, electric light and power.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		