



Penfleet, Hilderstone Road, Meir Heath, Stoke-On-Trent, ST3 7PB



**Asking Price £365,000**

Penfleet is a lovely family home, well presented throughout, and offering spacious accommodation comprising; entrance porch, reception hall, guest cloakroom, living room diner, superb orangery, breakfast kitchen, separate utility, three double bedrooms and a luxurious family bathroom. The property also benefits from a private driveway providing ample road parking, good size garage, Upvc double glazed windows and doors, gas combi central heating, and a delightful enclosed mature rear garden. The property is conveniently located within easy reach of local amenities, schools, recreation areas, and commuter routes. Motivated vendors - Sensible offers considered - Viewing highly recommended.



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<https://www.tgprop.co.uk>



#### Entrance Porch

With Upvc double glazed front door and windows, recessed ceiling lights, oak finish tiled floor, and further Upvc part double glazed front door, with matching side windows, opening to the reception hall.

#### Reception Hall

Offering oak finish tiled flooring, radiator, under stairs storage cupboard, alarm pad, doorways to the guest cloakroom, living room diner, breakfast kitchen, and access to the first floor stairs.

#### Guest Cloakroom

Fitted with white suite comprising; low level push button WC and vanity wash hand basin with storage unit, tiled splash-back, and chrome mixer tap. Upvc double obscure glazed window to the side aspect, radiator, extractor fan, and tile effect vinyl flooring.

#### Living Room Diner

A spacious reception room offering a Upvc double glazed bay window to the front elevation, marble fireplace with inset feature living flame gas fire, ceiling coving, three wall lights, two radiators, oak finish tiled flooring, Sky Media connection, and Upvc double glazed French doors opening to the orangery.

#### Orangery

A superb large additional reception area, the perfect spot for chilling-out or entertaining friend and family in style whilst taking in the view across the rear garden. With Upvc double glazed windows and French doors opening to the rear patio and garden, two wall lights, two electric wall panel heaters, TV connection, and oak effect laminate flooring.

#### Breakfast Kitchen

Open plan to the dining area and fitted with an extensive range of cream finish wall, floor and island units, under wall unit lighting, marble effect work surfaces and breakfast bar with matching upstands and inset composite sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, tiled floor, Upvc double glazed window to the orangery and external door opening to the rear garden with access to the utility.

Appliances including: Cannon gas range cooker hob with tiled splash-back, extractor hood and light above, integral dishwasher, and space for an upright American style fridge freezer.

#### Utility

Fitted with oak door fronted wall and floor units, marble effect work surface with tiled splash-back and inset stainless steel sink and drainer with chrome taps. Tiled floor, Upvc part double glazed external door, plumbing for a washing machine and space for a tumble dryer.

#### First Floor

#### Stairs & Landing

Traditional part painted spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, Upvc double glazed window to the front of the property, and storage cupboard.

#### Bedroom One

With Upvc double glazed window to the front aspect, a range fitted bedroom furniture, radiator, TV connection, and carpet.

#### Bedroom Two

Offering a Upvc double glazed window overlooking the rear garden, radiator and carpet,

#### Bedroom Three

A third double bedroom with Upvc double glazed window to the rear elevation, radiator and carpet,

#### Family Bathroom

A luxurious bathroom fitted with a white suite comprising: free standing roll-top bath with chrome pillar showerhead mixer tap, inset low level push button WC, two vanity wash hand basins with storage unit, tiled splash-backs and chrome mixer taps, fully tiled 1200mm walk-in shower enclosure with mains thermostatic shower system. Upvc obscure double glazed window to the front aspect, recessed ceiling lights, chrome towel radiator, further radiator, loft access, extractor fan, and tiled oak effect vinyl flooring.

#### Outside

The property is approached via an electric wrought gate opening to a block paved driveway providing plenty of off road parking before an attached single garage. The garage has an electric steel up and over door, side access door, storage/workshop area, power and lighting.

#### Front

The front garden offers mature hedgerows, a stocked flowerbed, and side access to the rear garden via a block paved pathway and wooden gate.

#### Rear

The enclosed delightful rear garden offers two Indian stone paved patio areas, lawn, mature trees, stocked flowerbeds and borders, box hedges, external power and water connections, timber fence panelling, and garden shed also with power and lighting.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

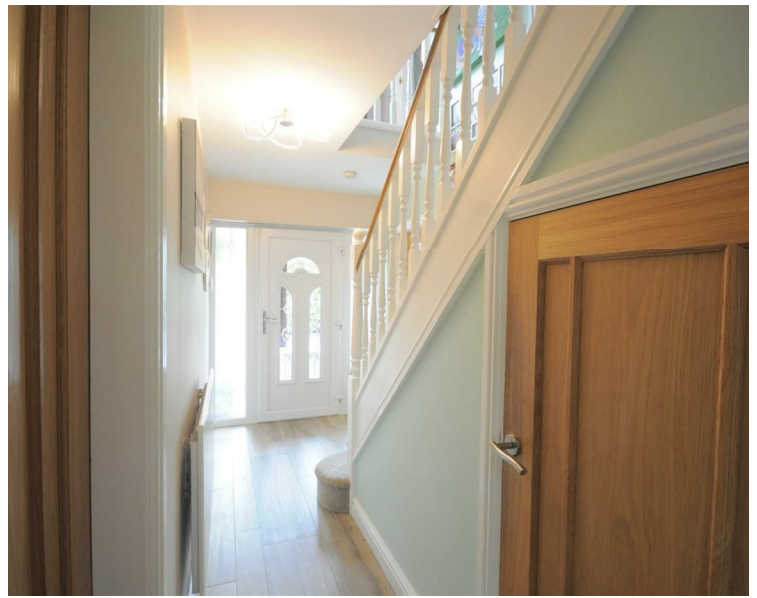
#### Services

Mains gas, water, electricity and drainage.

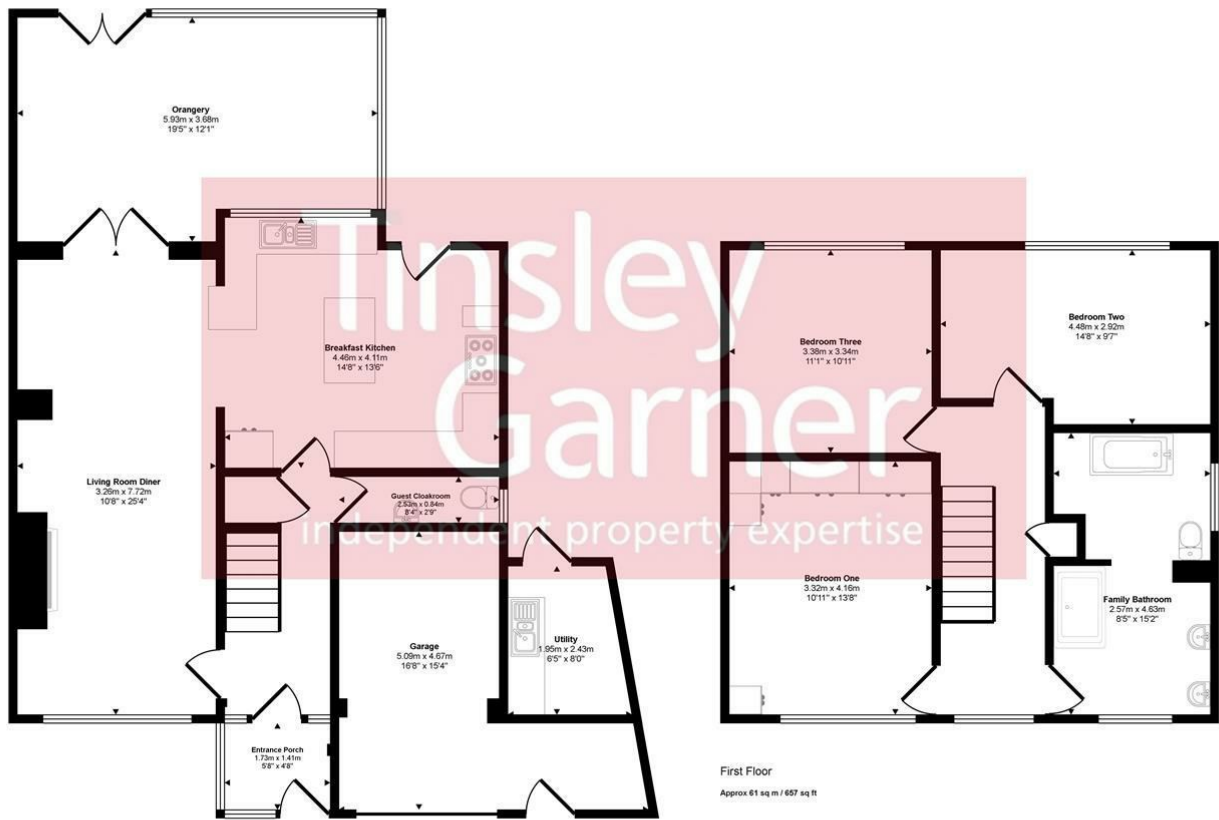
Gas combi central heating.

#### Viewings

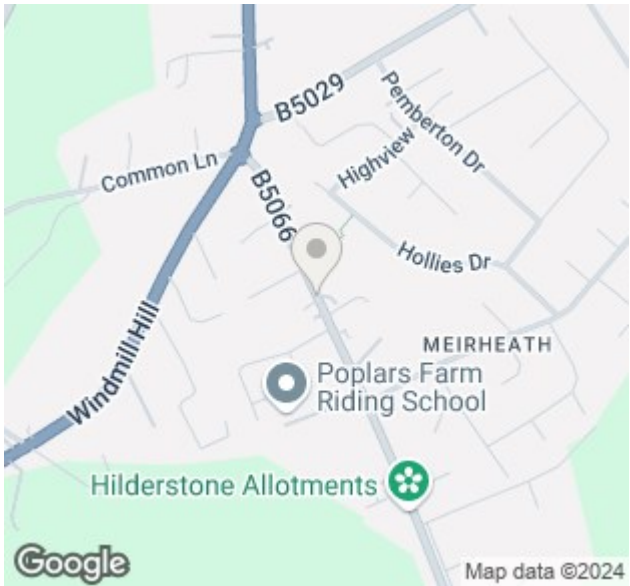
Strictly by appointment via the agent.



Approx Gross Internal Area  
160 sq m / 1721 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency 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			
		66	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
		55	69
England & Wales		EU Directive 2002/91/EC	