

Rosewood Avenue Stockton Brook Stoke-On-Trent ST9 9PA



**Offers In The Region Of £350,000**

Life is a journey not a destination  
So grab the bull by the horns without hesitation  
Properties such as this as very few and far between  
An exceptional family home that really needs to be seen  
**A 3/4 BEDROOM DORMER BUNGALOW WITH NO UPWARD CHAIN**  
a lovely rear garden, where you can entertain  
This property needs to be seen to be believed  
Expect the unexpected as it can easily deceive  
So without further delay pick up the phone to view  
This could be the perfect new home for you!

Welcome to Rosewood Avenue, Stockton Brook, Stoke-On-Trent - a charming detached dormer bungalow that offers a delightful living experience. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three bedrooms, including a master bedroom featuring a separate dressing area and an en suite shower room, this bungalow provides ample space for a growing family or those who enjoy having extra room for guests.

The property's well-maintained bathroom ensures convenience and comfort for all residents. The lovely enclosed rear garden is a true highlight, offering a peaceful retreat where you can unwind and enjoy the outdoors in privacy. The abundance of greenery and carefully selected plants create a picturesque setting that will surely impress any nature lover.

In addition to the three bedrooms mentioned, there is also a bonus room that can serve as a fourth bedroom or be transformed into a home office, study, or hobby room - the possibilities are endless. The good-sized dining kitchen with plenty of storage space is ideal for those who love to cook and entertain, providing a warm and inviting atmosphere for family meals and gatherings.

Overall, this detached bungalow on Rosewood Avenue presents a wonderful opportunity to own a property that combines comfort, style, and tranquillity. Don't miss out on the chance to make this charming residence your new home.

#### **ENTRANCE HALL**

Radiator. Stairs leading to the first floor of. Store cupboard, Coats cupboard with radiator. Coving to ceiling.

#### **LOUNGE**

13'10 x 14'1 (4.22m x 4.29m)

Modern fire surround and hearth housing open fire grate. UPVC double glazed window to front elevation. Coving to ceiling. Television point.

#### **BEDROOM TWO**

10'9 x 11'11 (3.28m x 3.63m)

UPVC double glazed window to front elevation. Radiator. Coving to ceiling.



#### **BEDROOM THREE**

10'11 x 9'7 (3.33m x 2.92m)

UPVC double glazed window to side elevation. Radiator. Range of fitted wardrobes.

#### **BEDROOM FOUR/ SITTING ROOM**

10'10' x 9'5 (3.30m' x 2.87m)

UPVC patio doors to rear garden. Laminated flooring. Radiator.

#### **BATHROOM**

7'8 x 5'5 (2.34m x 1.65m)

White bathroom suite having panelled bath with shower over and glass shower screen. Pedestal wash hand basin and low level W.C. Tiled walls. Radiator. Part tiled walls. UPVC double glazed window to rear elevation.



## DINING KITCHEN

13'10 x 14'5 (4.22m x 4.39m)

Stainless steel one and a half bowl single drainer sink unit with cupboards below. Range of work surfaces having drawers and cupboards below. Matching wall mounted units. Built in four ring electric hob, electric oven and stainless steel canopy extractor hood over. Cupboard housing Baxi combi boiler. Larder unit. Built in dishwasher. Double radiator. Part tiled walls. UPVC double glazed windows to rear and side elevation. UPVC door.

## LANDING AREA

## MASTER BEDROOM

13'7 x 12'6 (4.14m x 3.81m)

Two double glazed sky lights. Radiator.

## DRESSING ROOM & EN SUITE

Built in wardrobes.

En suite shower room having separate shower cubicle, pedestal wash hand basin and low level W.C. Double glazed sky light.

## EXTERNAL

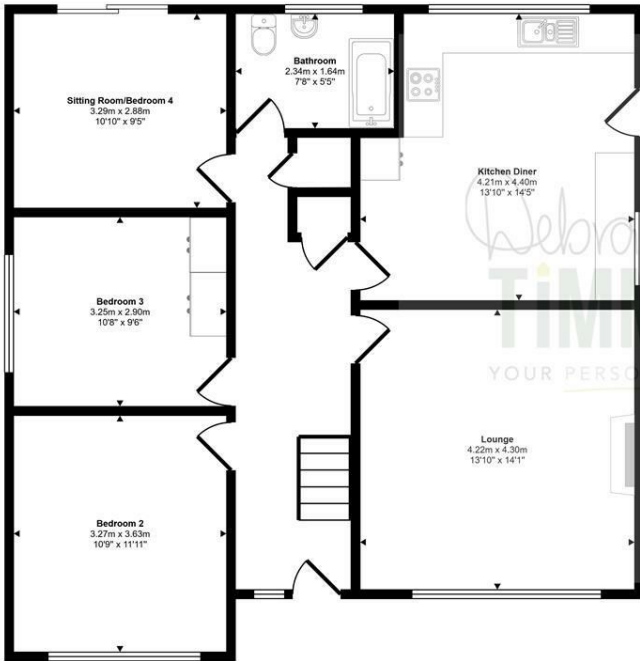
Block paved to the front elevation providing off road parking.

Shared side driveway laid to tarmac and leading to a single garage.

Enclosed rear garden having patio area, laid to lawn with well stocked flower and shrub borders. Greenhouse. Enclosed by fencing.

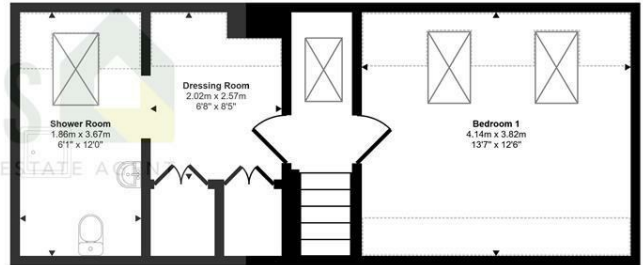


Approx Gross Internal Area  
122 sq m / 1314 sq ft



Ground Floor  
Approx 87 sq m / 935 sq ft

Denotes head height below 1.5m



First Floor  
Approx 35 sq m / 379 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.



Tenure: Freehold  
Council Tax Band: D

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 77        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 64                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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