



20 Franklin Drive
Blythe Bridge | Staffordshire | ST11 9TN

FINE & COUNTRY

20 FRANKLIN DRIVE



GROUND FLOOR

On entering 20 Franklin Drive you can immediately appreciate the quality finish and open spaciousness of the reception hall, an ideal area to greet family or friends. This is a very modern property with plenty of contemporary features while also giving an appearance of character and modern styling throughout. The oak flooring compliments this styling through the reception hall leading to the receptions rooms as well as the staircase with its wooden balustrade to the first floor. The receptions rooms are all spacious and cosy with the sitting room and snug offering views over the front garden and perfect for relaxing in their light and neutral decor surroundings. Where this property excels is the open plan kitchen, dining and living area which overlook the rear garden and typify the modern way of living. The kitchen with all its modern appliances is a natural place to congregate with family or friends while surrounding the central island for casual conversation, which in turn flows into the dining and living areas where the opportunity to relax is easy to appreciate. Bi-fold doors extend the full width of these open plan kitchen and reception areas so allowing natural light to flood in and equally a natural flow to the rear garden, where entertaining guests is ideal on the lawn or patio. You really do appreciate the high-quality finish to this property throughout. There is a separate utility room off the back of the garage which again has a high-quality finish and completes the ground floor accommodation.





SELLER INSIGHT



Tucked away on a quiet cul-de-sac on the edge of the popular village of Blythe Bridge is this very handsome executive home that has been both substantially enlarged and stylishly refurbished by the current owners.

"The house was only around fifteen years old when we bought it in 2020, and I have to say that it was absolutely stunning, but at the same time we could see it had loads of potential to be further enhanced, and so that was definitely one of the major factors that drew us to it," says the owner. "We also fell in love with the location, which is really peaceful and picturesque – we have gorgeous views of cows grazing in the fields behind us – but we're by no means out in the sticks. We can hop in the car and be in the centre of town in under twenty minutes, and we're also in close proximity to the train station and the motorway networks so it's a place where we've been able to enjoy the best of both worlds."

"Shortly after purchasing the property we embarked upon a major project of remodelling and refurbishment. The old detached garage was taken down and a huge double-storey extension was built. We've added almost 2,000 sq ft in total, which incorporates a brand new integral garage and utility – accessed via a hidden door in the kitchen – as well as a gorgeous open-plan kitchen, dining and living space on the ground floor and stunning master suite on the first floor. We've also updated all of the bathrooms, decorated throughout and transformed one of the original reception rooms into a fantastic cinema room. All of the work has been done to the highest standards and we've added top-of-the-range fixtures and fittings throughout... In short, it's absolutely stunning!"

"Another feature that we love is the garden, and that too has undergone quite the transformation. We've added a huge resin patio, which is accessed via bi folding doors that lead out from the open-plan kitchen, so in the summer it becomes this gorgeous extension of our living space. We've created areas for both relaxing and alfresco entertaining, and the huge lawn has been ideal for a game of football with my son. It's definitely a family-friendly space, and from it we enjoy sensational countryside views."

Favourite room: "It's so difficult to choose a favourite room. The huge kitchen, dining and living space is the hub of family life, and we love the fact we can create an almost seamless connection between inside and out when the doors are pushed back. However, the drawing room is a very elegant room and a lovely quiet space to take yourself off to if you crave a bit of peace and quiet, and I love spending time in the cinema room... As I said, it's incredibly difficult to choose."

Favourite aspect of the grounds or surrounding area: "When we're out in the garden we can hear a pin drop it's so quiet, and when we look out at the cows grazing in the field across the way we feel as if we're deep in the countryside. It's such a pretty setting, but at the same time it's really nice to know that everything we might want or need is just a stone's throw away."

Memorable event (if not another favourite room or unique feature): "The house is absolutely stunning as it is, but there's still the potential for the new owners to do more, should they wish to. My daughter's bedroom and playroom are up on the top floor, but we now have planning permission in place to add a 'royal suite', which would be the icing on the cake!"

*What they'll miss most / why they are leaving: "The house is outstanding, I love everything about it," says the owner, "but it will be the sense of calm within this amazing setting that I'll miss most."**

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













FIRST FLOOR

In keeping with the ground floor, the first floor continues the modern styling with light neutral décor and a high-quality finish. There are five double bedrooms with the master having its own ensuite as well as separate dressing room with a further bedroom having en-suite facilities as well as the separate family bathroom. All are presented to a high standard and are perfect for today's modern family living. There is also a separate office for homeworking.











SECOND FLOOR

There are a further 2 bedrooms on the 2nd floor with one having its own en-suite facilities and again are both spacious and light and presented to a high standard.



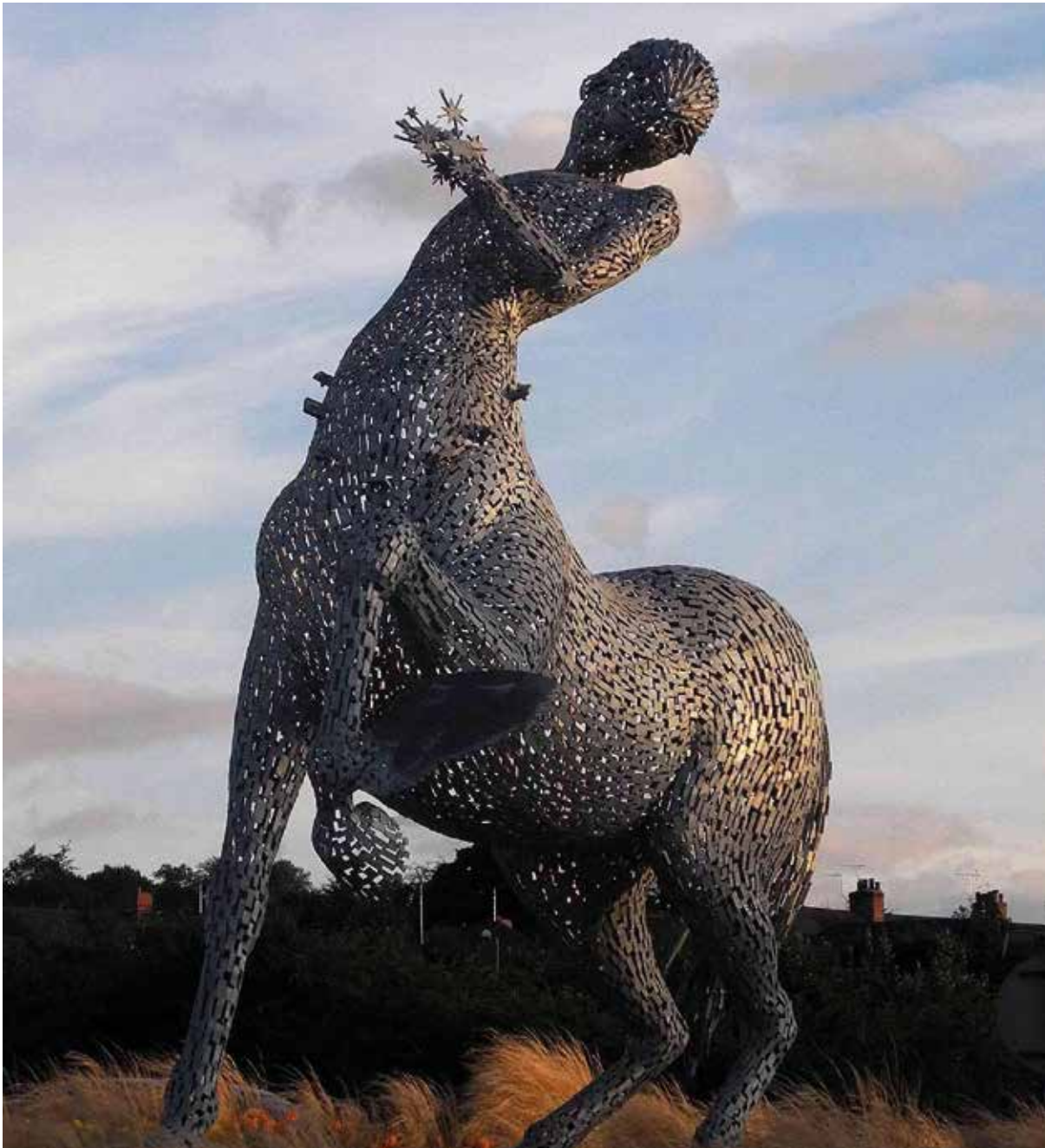




OUTSIDE

The majority of the rear gardens are laid to lawn with a substantial patio adjacent to the rear of the house which faces in a southerly direction. There is side access to the utility and driveway offering off road parking as well as the garage itself. The boundaries are made up of mature shrubs and enclosed on all sides.





LOCAL AREA

20 Franklin Drive is situated approximately 6 miles from the market town of Stone. The nearest railway station is Blythe Bridge offering access to London in approximately in 1.5 hours, Manchester 1 hour and Birmingham 30 mins.



INFORMATION

Services, Utilities & Property Information

Utilities – Mains Gas, Electric, Water and Drainage

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability – Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

Local Authority

Staffordshire Borough Council

Council Tax Band: G

Tenure – Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01889 228080

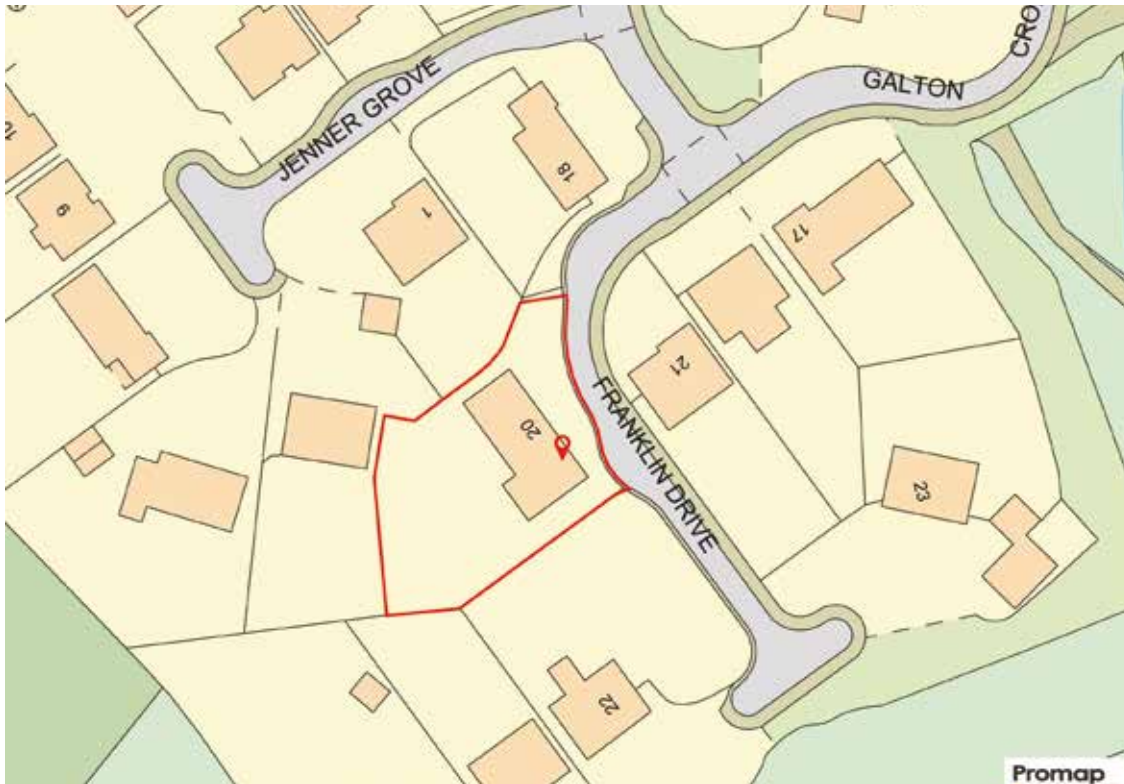
Website

For more information visit www.fineandcountry.com/staffordshire

Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	10.00am – 4pm

Guide price £1,150,000



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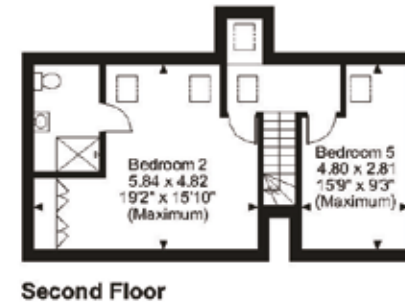
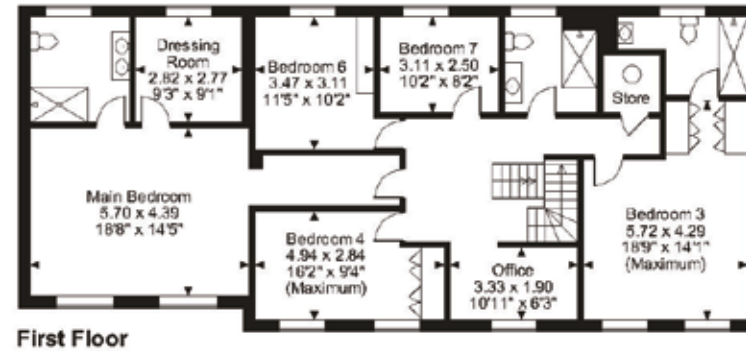
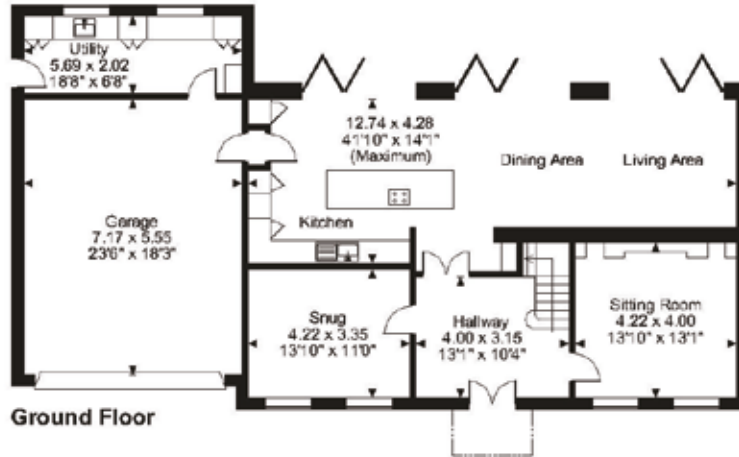
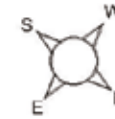
Franklin Drive, Blythe Bridge, Stoke-on-Trent

Approximate Gross Internal Area

Main House = 3086 Sq Ft/287 Sq M

Garage = 572 Sq Ft/53 Sq M

Total = 3658 Sq Ft/340 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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