



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- HIGHLY SOUGHT AFTER AREA
- LARGE AREA APPROX 450M SQUARED
- HIGH BUILDING POTENTIAL
- GORGEOUS VIEWS



ARTISTS, BUILDERS, VISIONAIRES THIS ONE IS FOR YOU! CLOSE YOUR EYES AND IMAGINE YOUR PERFECT HOME... WELL WE HAVE THE OPPORTUNITY TO PRESENT TO YOU THE PERFECT PLOT WITH A FOUNDATION BUILDING. If you are either a do-er upper or a start from scratch kind of person, this property and land has it all for you! You are greeted with approximately 450m² of land, plenty of room to flood with creativity! With the current owners having had rear and side extension plans drawn up as part of a permitted development, this is a great opportunity for somebody to put their own stamp on things! Located in the HIGHLY SOUGHT AFTER AREA OF STOCKTON BROOK ON A PRIVATE ROAD this property has a PEACEFUL AND TRANQUIL atmosphere surrounding. The potential of this property and land is bursting at the seams... there are no limits! IF THIS SOUNDS LIKE SOMETHING YOU'RE INTERESTED IN, PLEASE CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY AND PUT THE SUNNYSIDE BACK ON THE PROPERTY!

Room Details

Entrance Hall - Single door to the front aspect. Single-glazed window to the front aspect above door. Wood flooring. Radiator.

Lounge - Double-glazed window to the front and side aspect. Fireplace with gas fire, wood flooring and radiator.

Bedroom One - Double-glazed window to the front aspect. Wood flooring, radiator.

Bedroom Two - Double-glazed window to the rear aspect. Wood flooring, radiator.

Kitchen - Double-glazed window to the rear aspect. Single door to the rear aspect. Kitchen with base units and work surfaces, sink with drainer, tiled flooring, and two radiators.

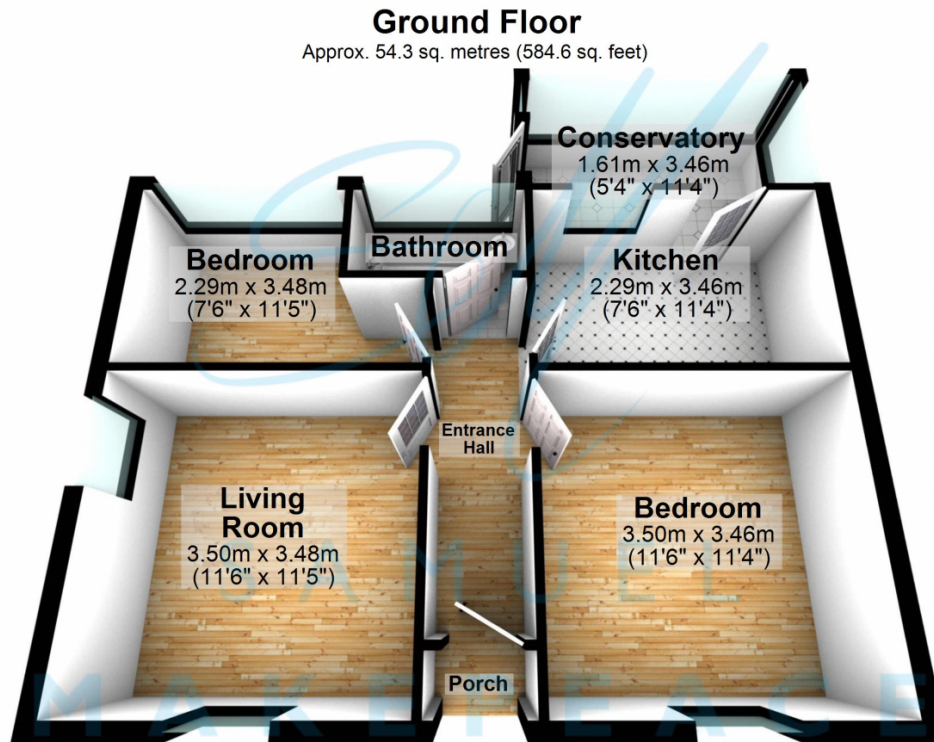
Bathroom - Double-glazed window to the rear aspect. Low-level WC, bath, hand wash basin, radiator, wood flooring.

Small Extension - Single-glazed windows to the rear and side aspect. Patio doors.

Front Garden - Gated access with paved path and wrap around lawn with bushes.

Rear Garden - Fully paved with detached garage.





BESPOKE ESTATE AGENTS

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 01782 914 444.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | 29 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Address: The Green, Stockton Brook, Stoke-on-Trent

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