



 **3**  
Bedrooms

 **1**  
Bathroom

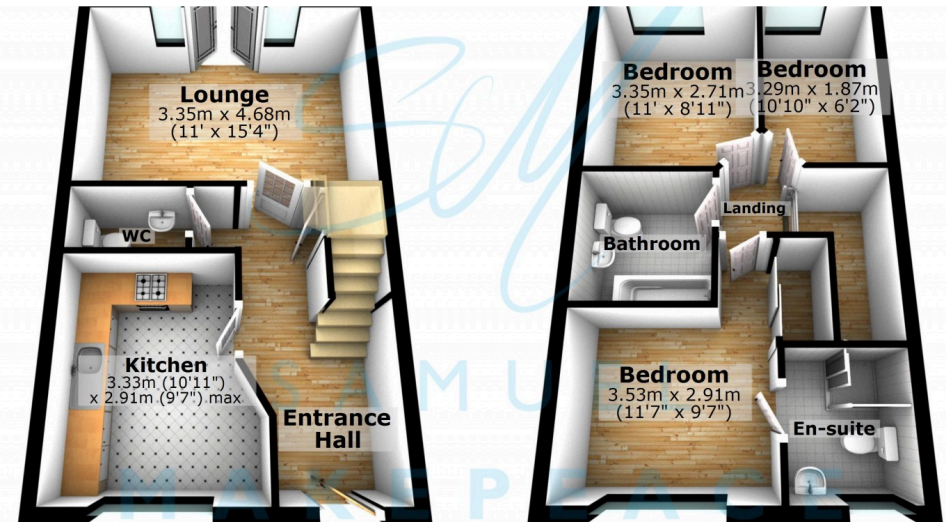
 **1**  
Reception



- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM WITH MEDIA WALL
- THREE EXCELLENT SIZED BEDROOMS
- DOWNSTAIRS WC
- CONTEMPORARY FINISHES THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- LARGE GARDEN WITH BOTH LAWN AND PATIO AREA
- TWO ALLOCATED PARKING SPACES
- SOUGHT AFTER ESTATE



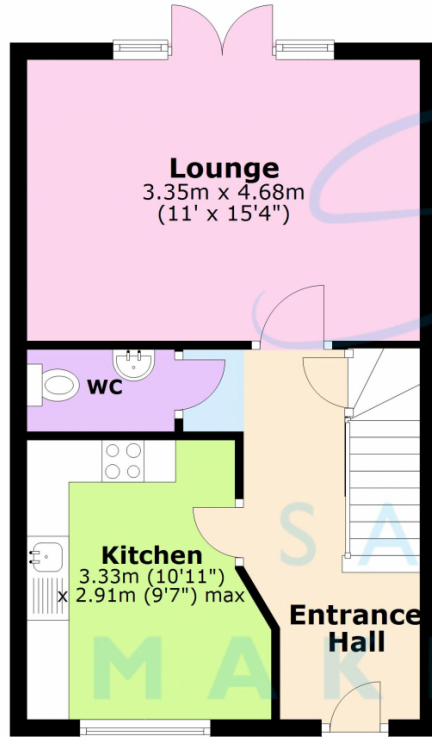
LIGHTS...CAMERA...ACTION...PLEASE JOIN US IN WELCOMING THIS gorgeous three bedroom home, situated on the desirable Josiah Heapy Close, Burslem, TO THE MARKET! With modern finishing's, sleek designs and ample space this one is certainly going to take centre stage. Starting with the ground floor of this beautiful home you will find the LARGE ENTRANCE HALL that effortlessly follows to the MODERN WELL KEPT KITCHEN with plenty of space for all appliances and even the possibility of a breakfast bar! Supporting the ground floor there is a SPACIOUS LOUNGE with patio doors and two windows, ensuring plenty of natural light. It also boasts of a MEDIA WALL with MODERN ELECTRIC FIREPLACE to create a cosy atmosphere. The ground floor is completed with a convenient WC, perfect for when having guests. Upstairs, three bedrooms await, the main bedroom is a true sanctuary, boasting a shower en-suite for your own spa retreat at home. The two additional bedrooms are perfect for guests, children, or even a home office. Each room offers plenty of space for beds, or the versatility to suit your needs. Further, on the first floor there is also a TILED BATHROOM, completed with both a free standing bathtub. Outside, you'll find a private rear garden, ideal for hosting summer parties! To the front is two allocated parking spaces. If this home sounds like your perfect film, Contact Samuel Makepeace Bespoke Estate Agents today!



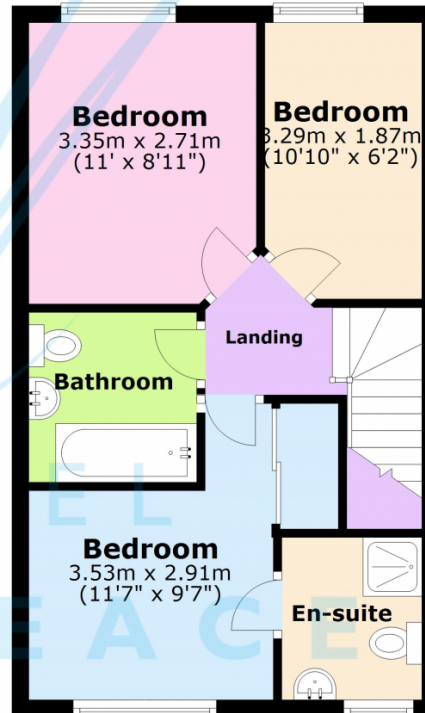
BESPOKE ESTATE AGENTS

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. It is provided as a

### Ground Floor



### First Floor



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Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 97                      |
| (81-91) <b>B</b>                            | 84      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: Josiah Heapy Close, Burslem, Stoke-On-Trent

Scan me for more info

