



 **2**  
Bedrooms

 **1**  
Bathroom

 **2**  
Receptions

SAMUEL  
**MAKEPEACE**  
BESPOKE ESTATE AGENTS





- LOCATED IN A HIGHLY SOUGHT-AFTER AREA CLOSE TO LOCAL PUBS, RESTAURANT AND GOLF COURSE
- CONTEMPORARY FITTED KITCHEN/BREAKFAST ROOM
- LOVELY WRAP-AROUND GARDEN - STONES THROW AWAY FROM CAULDON CANAL
- UPSTAIRS SPACIOUS FAMILY BATHROOM FREESTANDING BATH
- COSY LOUNGE LEADING TO A DINING ROOM
- ADDITIONAL DOWNSTAIRS WC
- IMPECCABLY PRESENTED THROUGHOUT
- CONVENIENT DRIVEWAY ON THE SIDE





NESTLED IN CHARM, A COTTAGE YOU WILL WANT TO CALL YOUR OWN...Introducing a captivating gem in the heart of a HIGHLY SOUGHT AFTER AREA, this beautiful TWO-BEDROOM COTTAGE eagerly awaits its new owner. IMPECCABLY PRESENTED THROUGHOUT, this home boasts a quaint PORCH leading to a warm LOUNGE, flowing seamlessly into a DINING AREA and a contemporary KITCHEN/BREAKFAST ROOM with PATIO DOORS leading to the front garden. Completing the ground floor is a CONVENIENT DOWNSTAIRS WC. Upstairs, you'll find TWO DOUBLE BEDROOMS, with the master suite boasting FITTED WARDROBES and a SPACIOUS FAMILY BATHROOM that includes a freestanding bath and double shower. Externally, the WRAP-AROUND GARDEN envelops the home, providing an ideal setting for al fresco dining. A gate leads to the DRIVEWAY, ensuring parking will never be a concern. To top it all off the FANTASTIC location of this property is a STONES THROW AWAY from CAULDON CANAL and LOCAL PUBS AND RESTAURANT and fits in a catchment for good local schools. The property is also on a bus route to leek and also the potteries! Don't miss this once-in-a-lifetime opportunity to make this sanctuary your own. CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TO SECURE YOUR VIEWING TODAY!

#### ROOM DETAILS

##### INTERIOR

##### GROUND FLOOR

Porch - Double glazed window and single door to the front aspect and tiled flooring.

Lounge - Double glazed window to the front aspect, fireplace and radiator.

Dining Room - Double glazed window to the rear aspect and radiator.

Kitchen/Breakfast Room - Double glazed window to the side aspect, double glazed patio doors to the front aspect, skylight, fitted wall and base cupboards, work surfaces, sink, drainer and half bow, built in cooker, electric hob, integrated fridge/freezer, space for tumble dryer, integrated washing machine and dishwasher, tiled flooring and under floor heating.

WC - Low-level WC, vanity hand wash basin, tiled flooring and part tiled walls.

##### FIRST FLOOR

Bedroom One - Double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Two - Double glazed window to the rear aspect and radiator.

Family Bathroom - Double glazed window, low-level WC, vanity hand wash basin, freestanding bath, double shower, extractor fan, tiled flooring and walls, towel warming radiator.

##### EXTERIOR

Front Garden/Rear Garden - Paved patio area, gate leading to the tarmac parking to the side and wraps around to paved area to the rear.

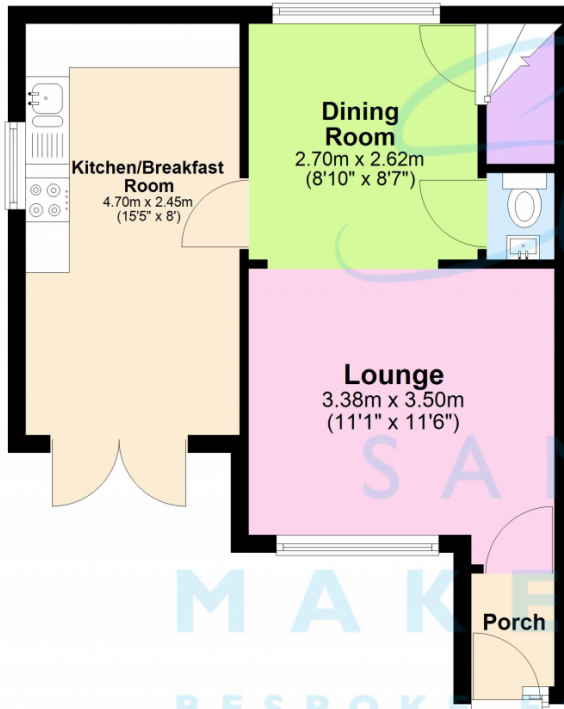






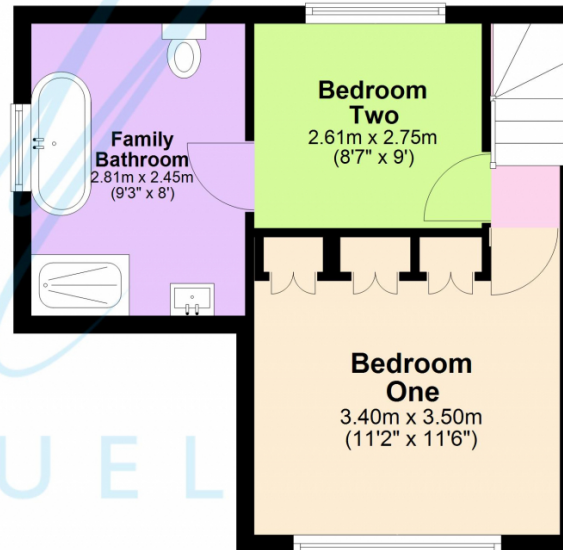
### Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



### First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bunts Lane, Stockton Brook, Stoke-on-Trent

Scan me for more info



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.