



 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- STUNNING DETACHED FAMILY HOME
- SPACIOUS LOUNGE DINER WITH PATIO DOORS TO THE REAR
- MODERN FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- THREE GREAT SIZED BEDROOMS
- STUNNING CONTEMPORARY FAMILY BATHROOM
- LANDSCAPED ENCLOSED REAR GARDEN
- DRIVEWAY FOR OFF-ROAD PARKING
- SOUGHT AFTER LOCATION
- IMMACULATE PRESENTATION THROUGHOUT



If you look up “PERFECT FAMILY HOME” in the dictionary, there’s a link to this property advert, we promise! Prominently located in Packmoor, close to local amenities, this detached delight has plenty to offer a growing family! On the ground floor you are greeted by a spacious entrance hall, leading to a modern kitchen with an integrated dishwasher and cooker. The hub of the home is a glorious open plan lounge diner flooded with natural light. A downstairs WC only further adds to the convenience of this home. Upstairs there are three great sized bedrooms, including a huge master with fitted wardrobes and a remarkable family bathroom, with a separate bath and double shower cubicle. Externally benefits from a landscaped rear garden, with gated access to plenty of off-road parking. CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY TO ARRANGE YOUR VIEWING.

Room Details

Entrance Hall - Double glazed entrance door, tiled flooring, storage cupboard, radiator.

WC - Double glazed window. Low level WC, wash hand basin, tiled flooring, extractor fan, radiator.

Open Plan Lounge/Diner - Two double glazed windows and double glazed patio doors. Electric fireplace. Two radiators.

Kitchen - Double glazed window and door. A modern fitted kitchen with a range of wall and base units, a sink and drainer, work surfaces and tiled splashbacks. Integrated appliances include a dishwasher, and built under cooker with gas hob and cookerhood above. Space for a fridge freezer and a washing machine. Tiled flooring. Radiator.

Landing - Loft access hatch.

Bedroom One - Double glazed window, fitted wardrobes, radiator.


Bedroom Two - Two double glazed windows, radiator.

Bedroom Three - Two double glazed windows, radiator.

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Samuel Street, Packmoor, Stoke-on-Trent

Scan me for more info

