



 **5**  
Bedrooms

 **2**  
Bathrooms

 **3**  
Receptions

SAMUEL  
MAKEPEACE  
BESPOKE  
ESTATE AGENTS





- SPACIOUS OPEN-PLAN LOUNGE/DINER with patio doors
- MODERN FITTED KITCHEN with integrated appliances and breakfast bar
- DOWNSTAIRS UTILITY ROOM with belfast sink
- ADDITIONAL, VERSATILE RECEPTION ROOM/MAN CAVE
- CONTEMPORARY FAMILY BATHROOM with bath and overhead shower
- OUTSTANDING REAR GARDEN with pergola, hot tub, patio area and lawn
- SUMMERHOUSE currently home to an OUTSIDE BAR
- DRIVEWAY





The one that you want is RIGHT HERE, nestled on the highly desirable Gayton Avenue, Milton. After 20 wonderful years, this cherished five bedroom semi-detached family home is ready for its next chapter. Expanded over time with a double-storey extension, this home is more than just bricks and mortar - it's been the backdrop for countless memories, laughter and love. To the front, a tarmac driveway provides parking for two cars, while a neatly kept lawn with decorative hedges and shrubs offers potential to expand. Step inside, and the long entrance hall welcomes you with an under-stairs storage cupboard - perfect for tucking away life's little essentials. The open-plan lounge/diner is the heart of the home, bathed in natural light from large windows and patio doors leading out to the garden. It's a space made for family gatherings, celebrations and cosy nights in. Then there's the stunning modern kitchen - recently renovated to an impeccable standard. With sleek modern cupboards, stylish work surfaces, breakfast bar and built in larder cupboard, it's a dream for any home chef. A large window frames picturesque garden views, while the adjacent utility room, complete with a Belfast sink, keeps the practicalities of daily life neatly tucked away. Downstairs, you'll also find a contemporary shower room with double shower cubicle, plus an extra reception room - currently a 'man cave' but ready to be transformed into a sixth bedroom, office, playroom, or snug. Upstairs, five beautifully presented bedrooms await. Three are doubles, including one with fitted wardrobes, and two are charming singles - one featuring a built-in cabin bed. The stylish family bathroom offers a bath with overhead shower, a vanity unit and additional built in storage. But it's outside where this home truly shines. The generous garden is designed for relaxing, entertaining, and making memories. A patio area with a pergola shelters a hot tub, while the well-kept lawn is bordered by decorative shrubs and hedges. A second patio area leads to the summer house currently home to a fully stocked bar that opens onto a seating area. And if that wasn't enough, there's also a decked patio with even more seating, so no matter the occasion, you've got the perfect spot. With so much space, versatility, and charm, this home is simply unforgettable - just like the memories it has held. Could this be the one you want? Contact Samuel Makepeace Today!

#### ROOM DETAILS

Entrance Hall - Two double glazed windows, double glazed door, laminate wood flooring, under stairs storage cupboard and radiator.

Open-Plan Lounge/Diner - Three double glazed window, double glazed patio doors and radiator.

Kitchen - Double glazed window, tiled flooring and cast iron vertical panel radiator. A range of fitted wall and base cupboards with work surfaces and built in larder cupboard. Sink with drainer, integrated microwave, integrated cooker with cooker hood and gas hob.

Utility - Double glazed door, tiled flooring. Fitted base cupboards with work surfaces, space for a fridge/freezer, washing machine and tumble dryer.

Landing - Double glazed window and loft access.

Bedroom One - Double glazed window and radiator.

Bedroom Two - Double glazed window, fitted wardrobes and radiator.

Bedroom Three - Double glazed window, built in cabin bed and radiator.

Bedroom Four - Double glazed window and radiator.

Bedroom Five - Double glazed window and radiator.

Bathroom - Double glazed window, tiled walls and laminate wood flooring. Low level WC, hand wash basin with vanity, bath with shower, towel warming radiator and built in storage cupboard.

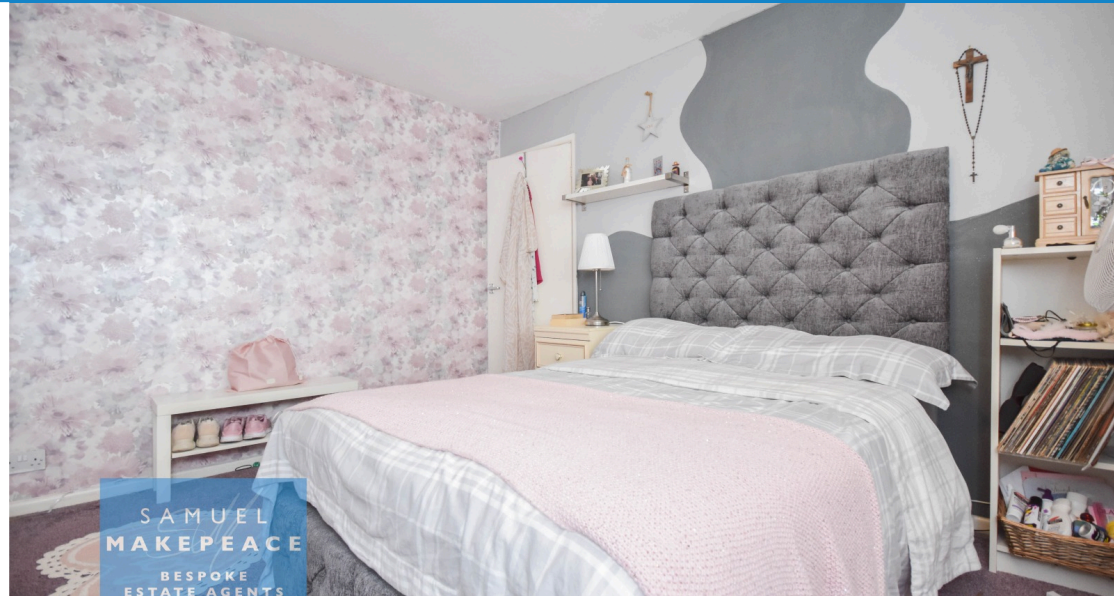
#### EXTERIOR

Front Garden - Driveway for two vehicles, lawn with decorative hedges and shrubs.

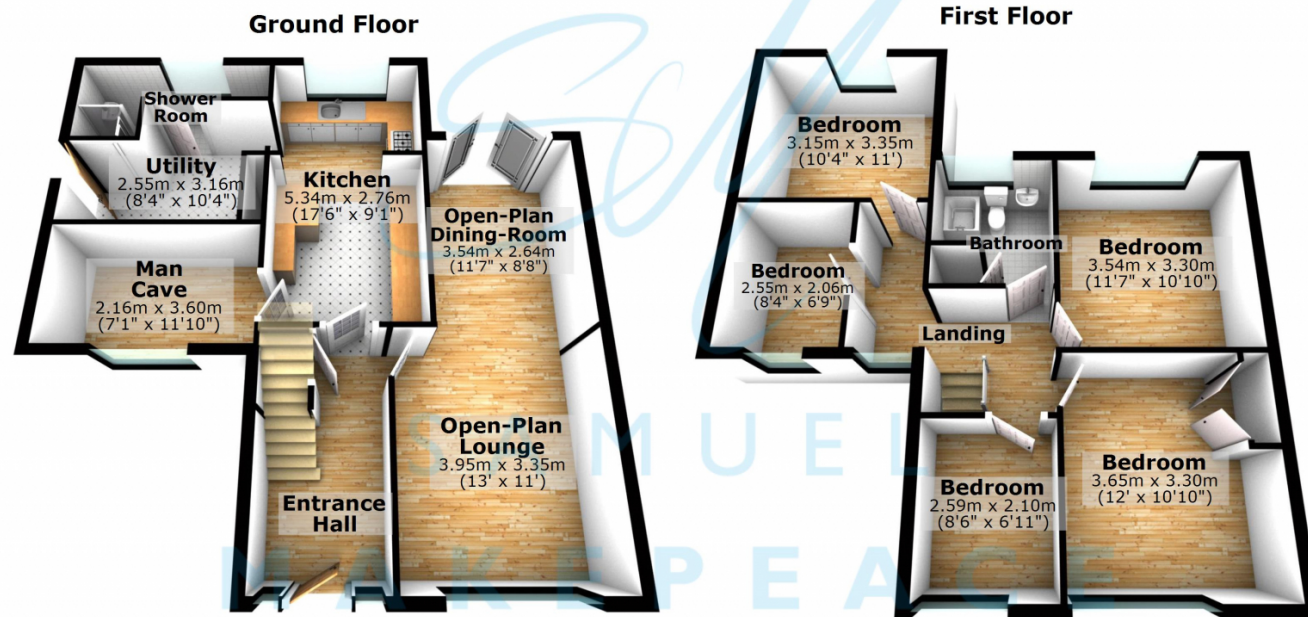
Rear Garden - Patio with pergola and hot tub. Lawn area, decked seating area and shrubs, decorative flower beds and hedges.

Outbuildings - Summerhouse/outside bar with power/electric









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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+) <b>A</b>                              |         |                         |
| (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 |         |                         |
|   | 70      |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Address: Gayton Avenue, Milton, Stoke-on-Trent

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