



3

Bedrooms



1

Bathroom



2

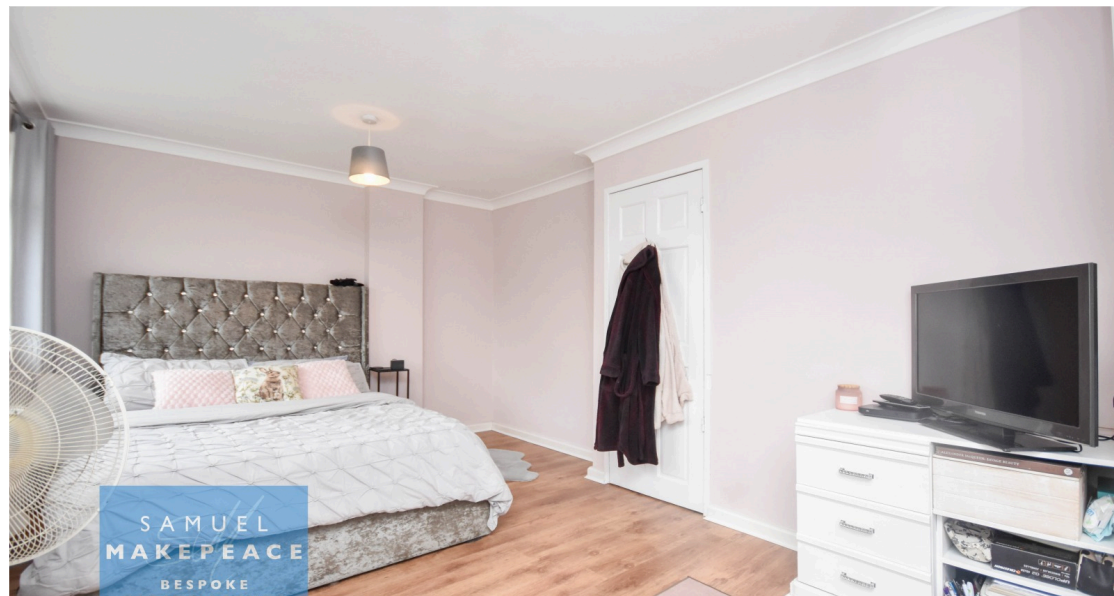
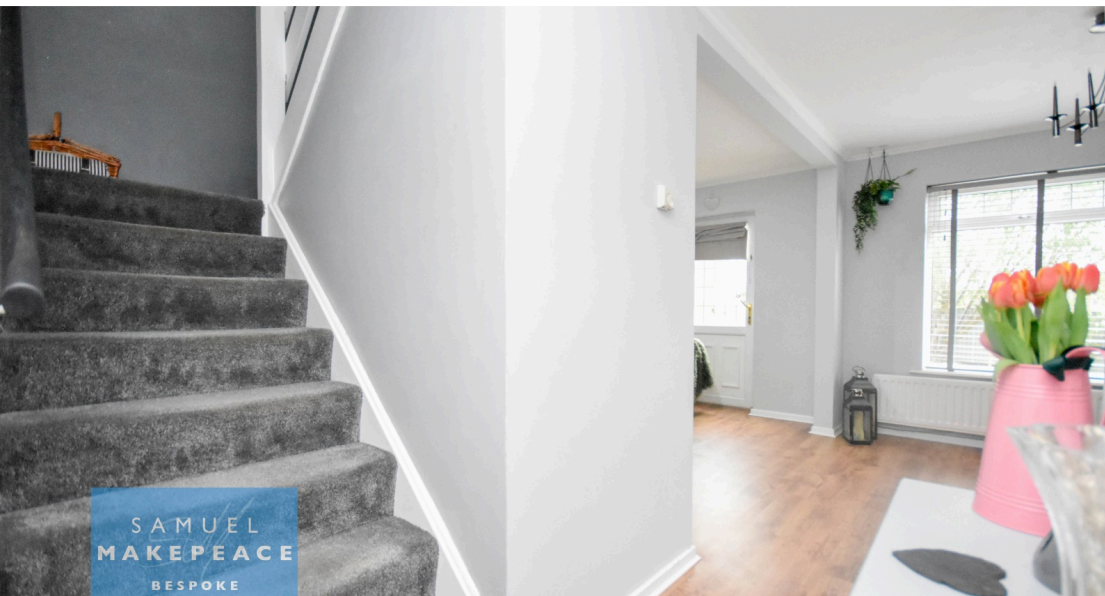
Receptions





- AMAZING FIELD VIEWS OVER THE BACK
- SUNNY HOME IN A PRIVATE SETTING
- WELL FITTED KITCHEN with GAS RANGE COOKER & AMPLE STORAGE
- OPEN PLAN LOUNGE/DINER with VIEWS OVER GARDEN
- GROUND FLOOR STUDY with PLUMBING FOR POTENTIAL BATHROOM
- THREE DOUBLE BEDROOMS THAT COULD BE SPLIT INTO FOUR
- MAIN BEDROOM with FITTED WARDROBES & PLUMBING FOR ENSUITE CONVERSION
- PAVED DRIVEWAY with GARAGE & SIDE ACCESS
- CLOSE TO COUNTRY WALKS, PUBS & LOCAL SHOPS
- LARGER THAN AVERAGE SEMI PROPERTY





**Look to the western sky...** Where a rare opportunity awaits on **Westlands, Bignall End**, where this enchanting semi-detached home rises above the ordinary. Surrounded by **rolling farmers' fields and endless skies**, it's a place where space, style, and serenity combine—offering you the chance to feel like you're defying gravity in your very own corner of the countryside. **Nestled on a sought-after, mature estate**, this charming three-bedroom home welcomes you with a neat lawn, private driveway, and a garage that sets the tone for what lies within. Step inside and you'll find a well-equipped **modern kitchen**, complete with a **gas range cooker** and ample storage. The spacious **open-plan lounge/diner** is filled with light from two windows overlooking the garden, and features an elegant electric fireplace and handy storage. A separate study adds flexibility—ideal for a home office, playroom, or even a ground-floor bathroom, with original plumbing still in place. Upstairs, **three generous double bedrooms await**. The huge main bedroom offers built-in wardrobes and breathtaking views across open fields—truly a room where you can close your eyes and leap. This bedroom lends it self to easily split into two rooms creating a fourth bed. There is also plumbing in place, meaning an en-suite could easily be added. The family bathroom is tiled and stylish, featuring a bath with overhead shower—perfect for busy mornings or relaxing evenings. Outside, the magic continues. The rear garden is a peaceful haven with a lush lawn, slate feature, and patio—ideal for entertaining or simply soaking in the stunning countryside views. A garage adds extra convenience and potential. With versatility, beauty, and the promise of something more, this home whispers: "It's time to trust your instincts, close your eyes, and leap..." Because once you've seen it, you'll know—you weren't meant to play small. **Click your heels three times...**

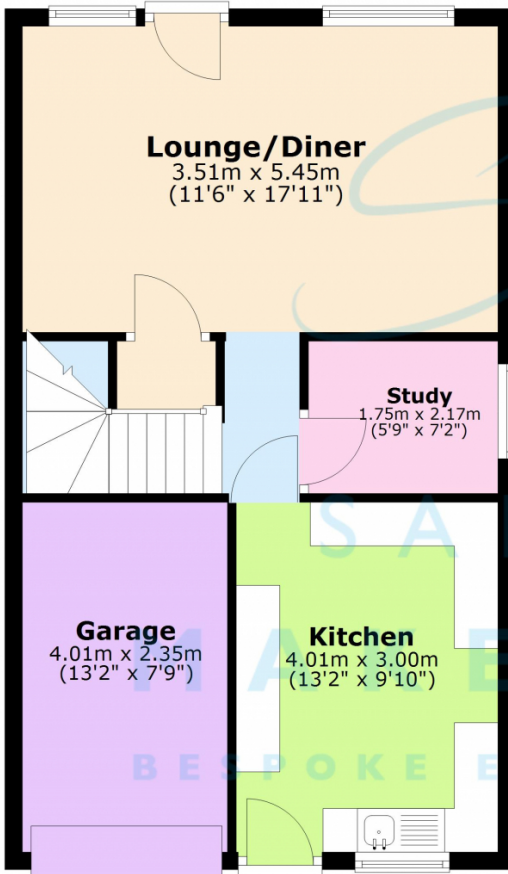
Contact **Samuel Makepeace Bespoke Estate Agents** today—before this dream disappears in a puff of emerald smoke.



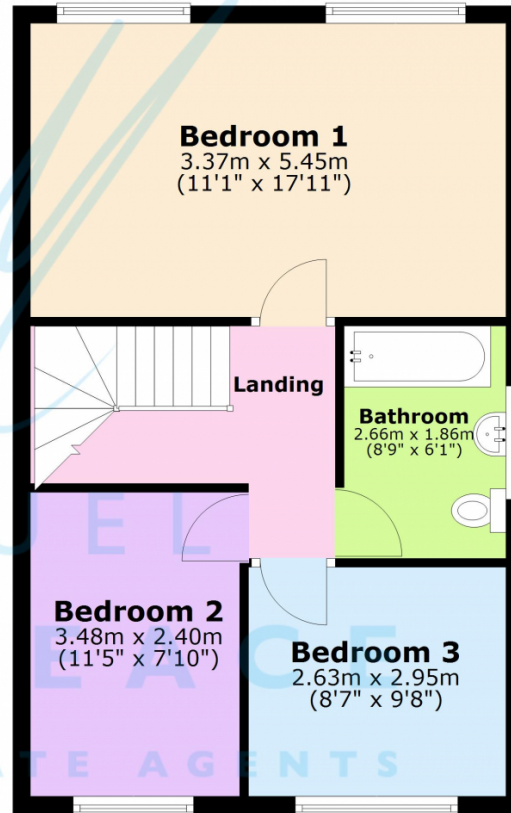




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(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: Westlands, Bignall End, Stoke-on-Trent

Scan me for more info

