



3

Bedrooms



2

Bathrooms



3

Receptions



- CHARMING PERIOD PROPERTY BLENDING TRADITIONAL FEATURES WITH MODERN FINISHES
- STUNNING OPEN PLAN KITCHEN/DINER/SNUG WITH SKYLIGHT, FRENCH DOORS, AND FEATURE LOG BURNER
- FLOODED WITH NATURAL LIGHT THANKS TO A FEATURE SKY LANTERN AND TWO SETS OF FRENCH DOORS
- COSY SNUG AREA PERFECT FOR RELAXING OR ENTERTAINING, CENTRED AROUND A CHARACTERFUL LOG BURNER
- CONTEMPORARY GROUND FLOOR SHOWER ROOM AND STYLISH FIRST-FLOOR FAMILY BATHROOM



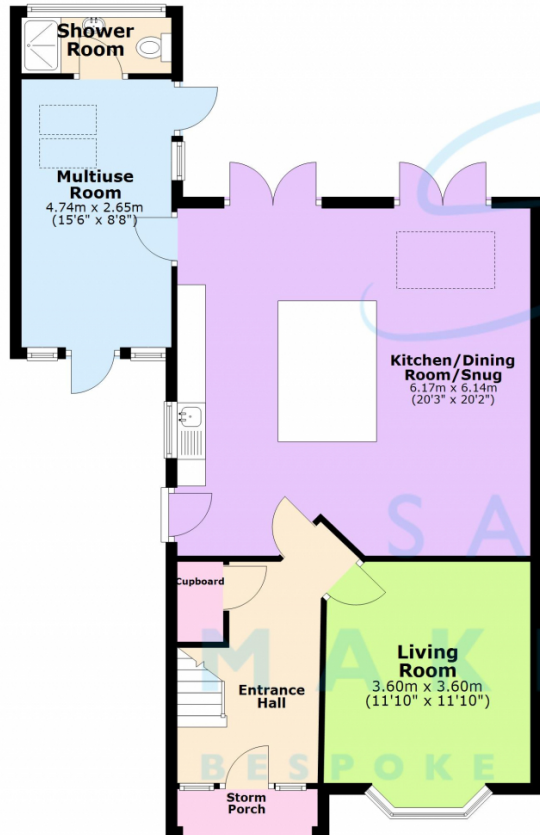
Welcome to this beautifully presented **period property** that effortlessly blends timeless charm with modern convenience. Perfectly suited for both everyday living and entertaining, this home boasts a standout **open plan kitchen/diner/snug**—the true heart of the home.

Step into an expansive and light-filled living space where design and function meet. The **open plan kitchen/dining area** features a range of fitted units, quality work surfaces, and integrated appliances, including an under-counter oven and electric hob. With two sets of French doors open onto the garden, while a stunning **sky lantern** floods the space with natural light. The adjoining **snug area**, complete with a charming **log burner**, offers the perfect space to relax and unwind with family or friends. The ground floor also includes a welcoming **entrance hall** with wood-effect flooring and a handy storage cupboard. While the **formal lounge**, with its bay window and feature fireplace, offers a cosy retreat. A bright and practical **multiuse room** with skylights provides extra utility space and access to the rear garden, a stylish **shower room** adds convenience to the ground floor. Upstairs, the first floor offers three well-proportioned **bedrooms**, including a spacious **bay-fronted principal bedroom** with fitted wardrobes. The **family bathroom** is smartly finished, with a shower-over-bath, tiled walls, and quality flooring. On the second floor, a **versatile loft room** with Velux windows and ample eaves storage provides the perfect opportunity for a home office, studio, or guest space. Outside, the **paved front driveway** offers parking for multiple vehicles and includes an external power supply. The **rear garden** is both stylish and low-maintenance, featuring Indian stone paving, an artificial lawn, and a private seating area—ideal for al fresco dining or summer relaxation. This is a home that truly has it all: period character, modern upgrades, and an exceptional living space. The **open plan kitchen/diner/snug** is a real showstopper—don't miss your opportunity to view.

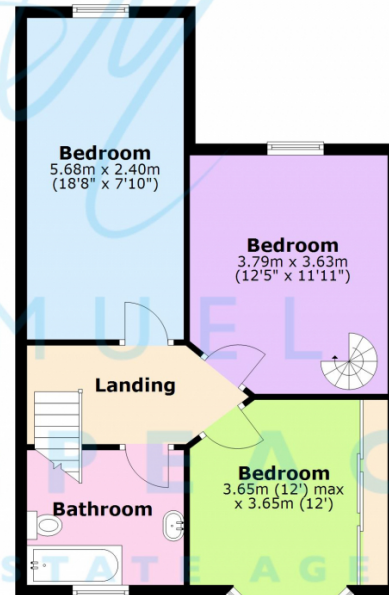
Contact us today to arrange your viewing.



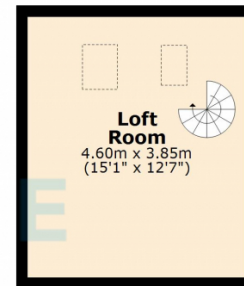
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Park Avenue, Kidsgrove, Stoke-on-Trent

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