



3

Bedrooms



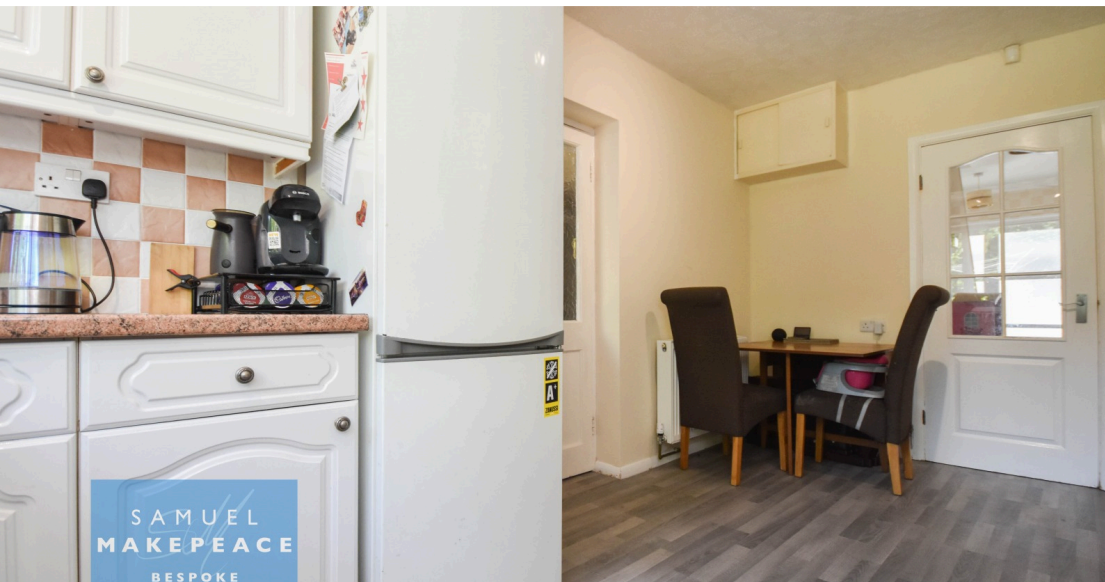
1

Bathroom



2

Receptions



- **LARGE OPEN-PLAN LOUNGE/DINER** with dual aspect windows, patio doors and multifuel burner
- **SEPARATE MODERN KITCHEN** with space for a dining table
- **NO UPWARD CHAIN**
- **THREE AMAZING SIZED BEDROOMS**, two of which featuring fitted wardrobes
- **CONTEMPORARY FAMILY BATHROOM**
- **INTEGRAL GARAGE** with ample storage space
- **LAUNDRY AREA** with space for appliances and a **SEPARATE WC**
- **GORGEOUS REAR GARDEN** with Indian stone patio
- **DRIVEWAY FOR TWO VEHICLES**



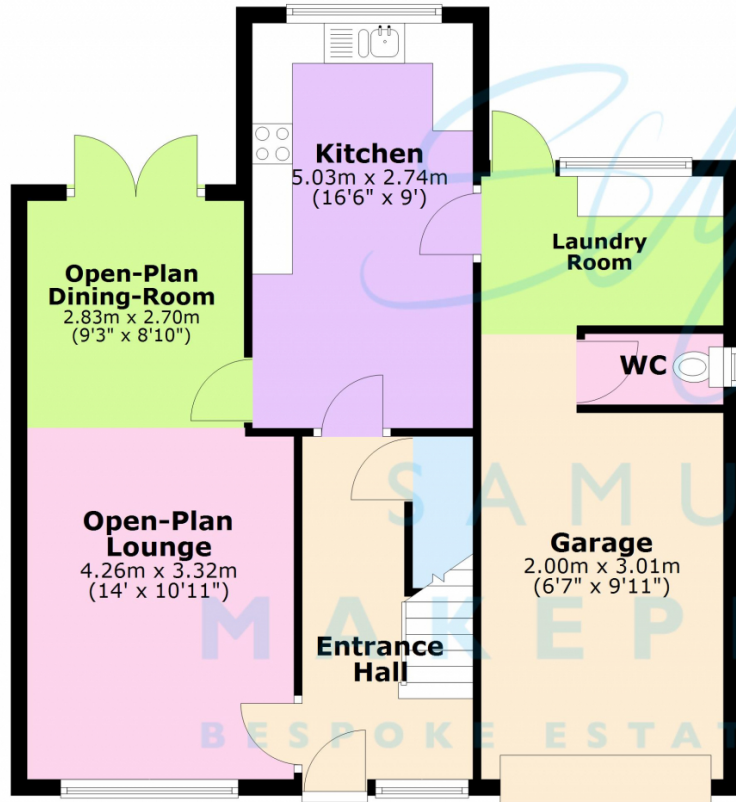
Step Up to Something Special on Uplands Croft – Spacious, Stylish & Ready to Move Into!

Nestled in a peaceful, sought-after spot in Werrington, this beautifully presented **three-bedroom semi-detached home** on Uplands Croft offers the perfect step up for growing families, first-time buyers or those looking to settle into a quiet, highly desirable area – with **no upward chain** to slow you down! From the moment you arrive, you'll feel at home. The neat front lawn and driveway for two cars provide a warm welcome, while a handy **porch** leads into a bright and spacious entrance hall, complete with under-stairs storage – perfect for coats, shoes and life's everyday essentials. At the heart of the home is a **generous open-plan lounge/diner** – a fantastic space for relaxing or entertaining. A large front window floods the room with natural light, while patio doors at the rear invite you out into the garden. A charming multifuel log burner adds a cosy touch, making this space as inviting in winter as it is in summer. The **modern kitchen** is thoughtfully laid out, with room for a dining table and a lovely outlook over the rear garden from the sink – washing up never felt so peaceful! A door leads to the **integral garage**, cleverly divided to include a **separate WC**, a **laundry area** for noisy appliances, and a useful storage zone – all with potential for future conversion should you wish to extend your living space. Upstairs, you'll find **three fantastic-sized bedrooms**, two of which benefit from fitted wardrobes, plus a sleek, **modern family bathroom** with a bath and overhead shower – perfect for busy mornings or relaxing evenings. Step outside and you'll find a **beautifully landscaped rear garden**, complete with an Indian stone patio, well-kept lawn, and decorative flower beds and hedging – a private haven that's ideal for summer BBQs, children's play or simply enjoying a quiet cuppa in the sun. This home is more than ready for you to move up in the world – spacious, well-kept and in a fabulous location with schools, amenities and transport links all close by.

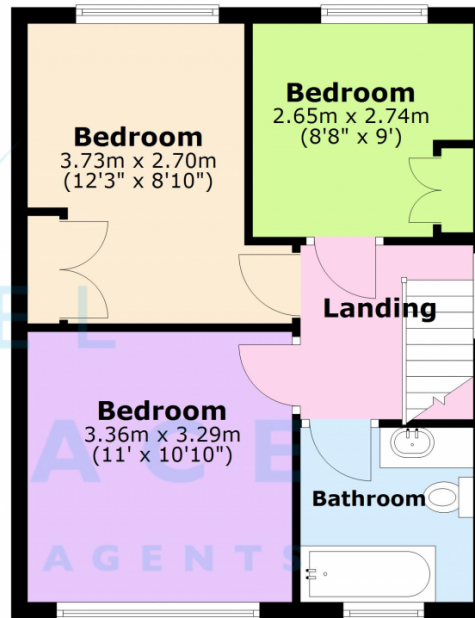
Don't miss your chance to make this one yours – homes on Uplands Croft rarely come to market, and this one is ready and waiting with no UPward chain. Contact Samuel Makepeace Today to start your next chapter on the up!



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	49	79
(81-91) B		
(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: Uplands Croft, Werrington, Stoke-on-Trent

Scan me for more info

