



 **3**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- CHARMING TERRACED PROPERTY IN THE HIGHLY SOUGHT-AFTER BROWN EDGE
- THREE BEDROOMS WITH CHARACTER & MODERN COMFORTS
- TWO RECEPTION ROOMS WITH LOG BURNERS & AMPLE NATURAL LIGHT
- FLEXIBLE SPACE FOR DINING, STUDY OR PLAYROOM
- CONTEMPORARY KITCHEN WITH PLENTY OF WORKTOP & APPLIANCE SPACE
- FULLY TILED BATHROOM WITH BATH & OVERHEAD SHOWER
- MASTER BEDROOM WITH FIREPLACE & SECOND BEDROOM WITH MOOR VIEWS



Welcome to this charming terraced property, perfectly positioned on the border of Brown Edge along Bemersley Road. Combining timeless elegance with modern comforts, this three-bedroom home boasts stunning features such as log burner stoves and beautiful hardwood flooring – perfectly blending character with contemporary style.

Upon entering, you'll be greeted by the first reception room, currently used as the living room. It's bright, airy, and full of charm, with a cosy log burner fire adding warmth to the space. Flowing seamlessly into the second reception room, this flexible area can serve as a children's playroom, study, or even a formal dining room – the choice is yours. This room is completed with a decorative log burner, large storage cupboard, and French doors leading to the garden.

The contemporary kitchen is every chef's dream! It offers plenty of appliance and worktop space to whip up culinary creations. Adjacent to the kitchen is a handy rear lobby and a fully tiled bathroom with both bath and overhead shower.

Upstairs, you'll find two double bedrooms, including a master retreat with a feature fireplace for cosy winter nights, while the second bedroom provides breathtaking views over **Chatterley Whitfield Nature Reserve**. The additional bedroom is up a further set of stairs, creating a stunning retreat with views on a separate floor – ideal for children, guests, or even a home office.

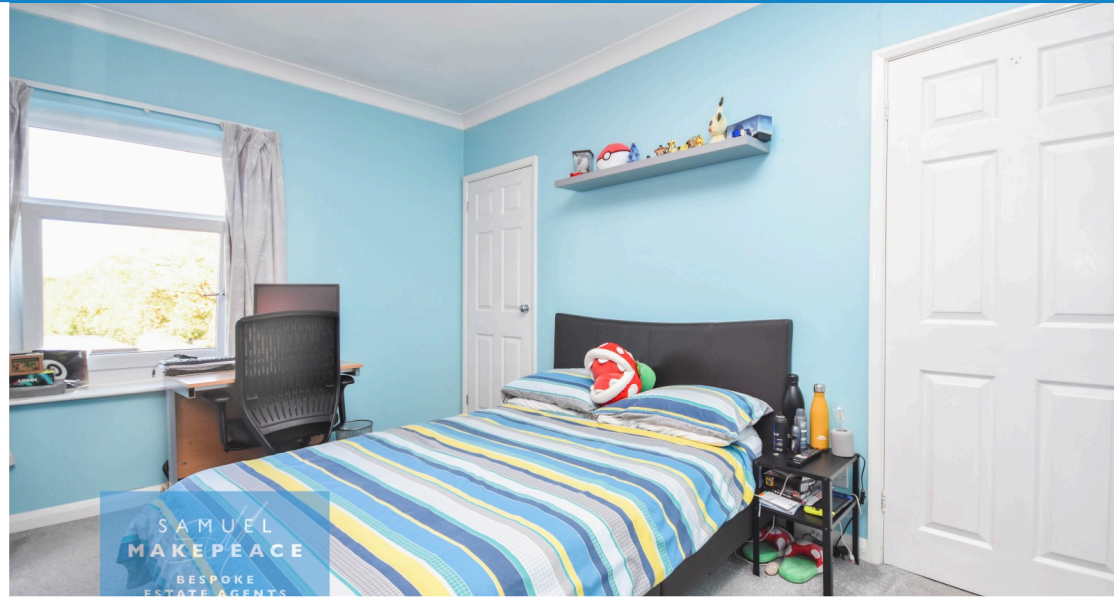
Outside, the property continues to impress with a well-maintained lawn area, gated courtyard, and a further paved seating area offering a tranquil oasis. To the end of the property, there is also a separate laundry room attached outside, providing convenient space for washing and utility needs. The rear of the home benefits from a paved driveway for multiple vehicles, while the front of the home is set back from the road with a charming forecourt.

Enjoying a **semi-rural location**, the property offers excellent footpath access to **Chatterley Whitfield Nature Reserve** and **Cycle Route 55**, making it ideal for those who love walking, cycling, or simply being close to nature.

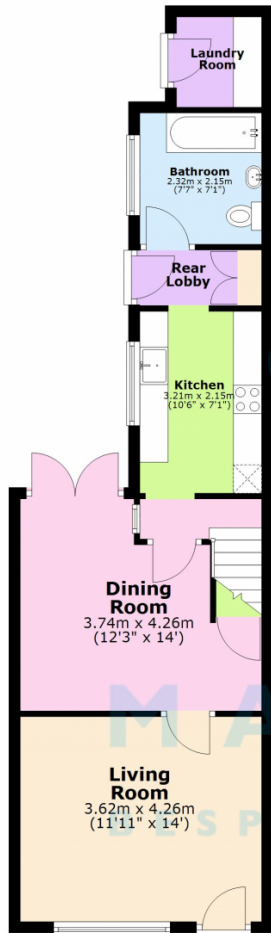
Don't miss the opportunity to make this stunning property yours. Contact **Samuel Makepeace Bespoke Estate Agents** today!

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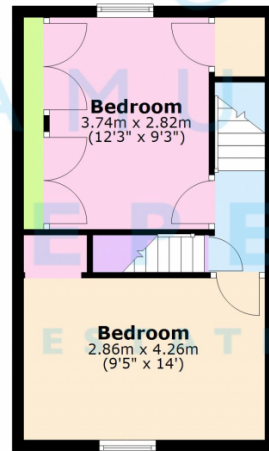
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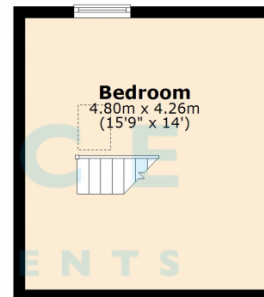
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bemersley Road, Brown Edge, Stoke-on-Trent

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