



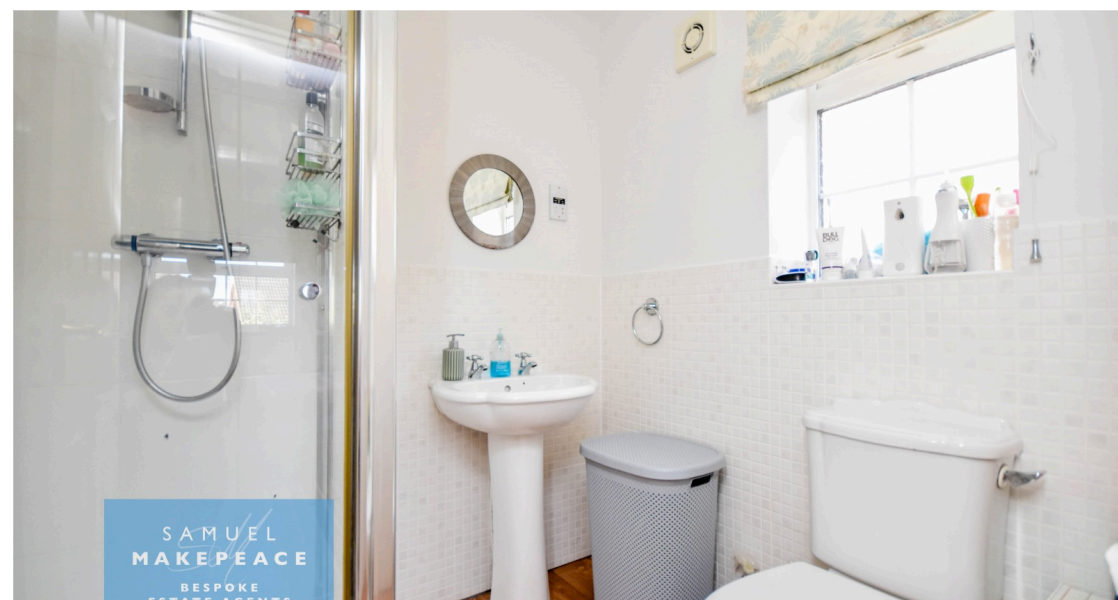
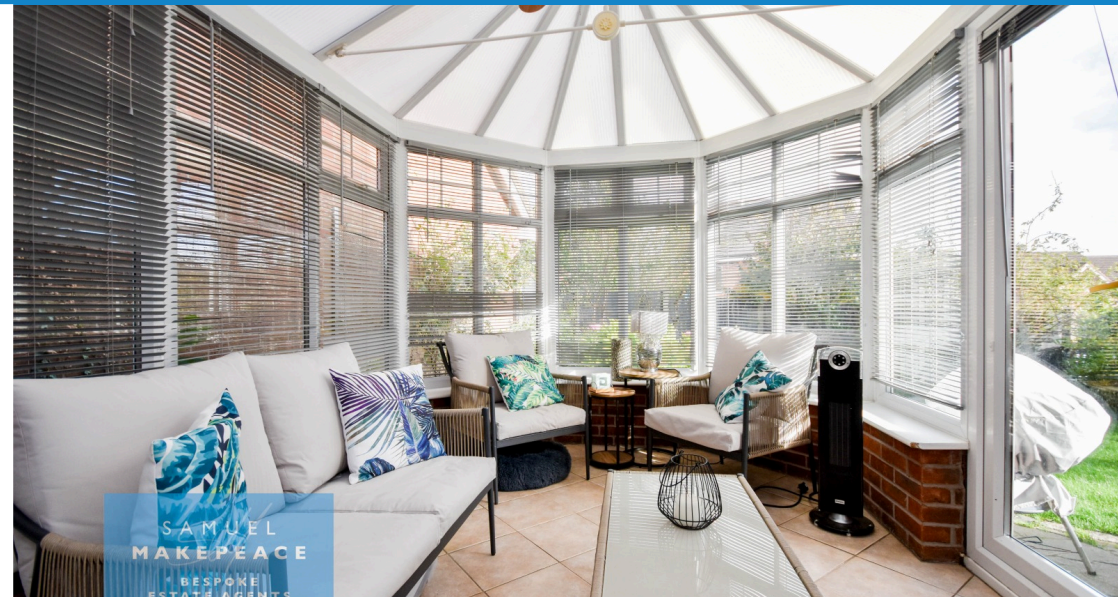
 **5**
Bedrooms

 **3**
Bathrooms

 **2**
Receptions



- LOCATED ON A QUIET PRIVATE ROAD IN A HIGHLY SOUGHT-AFTER PACKMOOR DEVELOPMENT
- BEAUTIFUL FIVE-BEDROOM DETACHED FAMILY HOME
- STUNNING MODERN KITCHEN WITH STYLISH ISLAND AND SLEEK FITTED UNIT
- LIGHT-FILLED CONSERVATORY OVERLOOKING A PRIVATE REAR GARDEN
- SPACIOUS LIVING ROOM AND SEPARATE DINING ROOM PERFECT FOR FAMILY LIFE AND ENTERTAINING
- LUXURIOUS PRINCIPAL SUITE WITH DRESSING AREA, EN-SUITE, AND FIELD VIEWS



Tucked away on a quiet **private road** within one of **Packmoor's most sought-after developments**, Linnett Grove is a truly **beautiful five-bedroom detached family home** offering space, comfort and charm in equal measure. With **three floors of generous accommodation**, a **detached double garage**, and **peaceful field views** from the upper levels, this home has been thoughtfully designed for modern family living.

From the moment you step into the **welcoming entrance hall**, you'll feel a wonderful sense of space and warmth. The **large living room** provides the perfect place to relax and unwind, while the **dining room** offers a lovely spot for family meals and entertaining. Flowing from the diner is a light-filled **conservatory**, overlooking the garden and ideal for enjoying the sunshine all year round. The heart of the home is the **stunning modern kitchen**, complete with a stylish **island** and sleek fitted units – a perfect space to gather, cook and create memories together. A **ground floor WC** completes this level.

Upstairs, the **first floor** offers a flexible layout with a **guest double bedroom with its own en-suite**, another **spacious double room**, and **two single bedrooms** which could easily be used as dressing rooms, home offices or nurseries. The **top floor** is entirely devoted to a **luxurious principal suite** – a peaceful retreat featuring a **large bedroom**, **dressing area with fitted wardrobes**, and a **modern en-suite shower room**. From here, you can enjoy wonderful **open views over the surrounding fields**, adding to the sense of tranquillity.

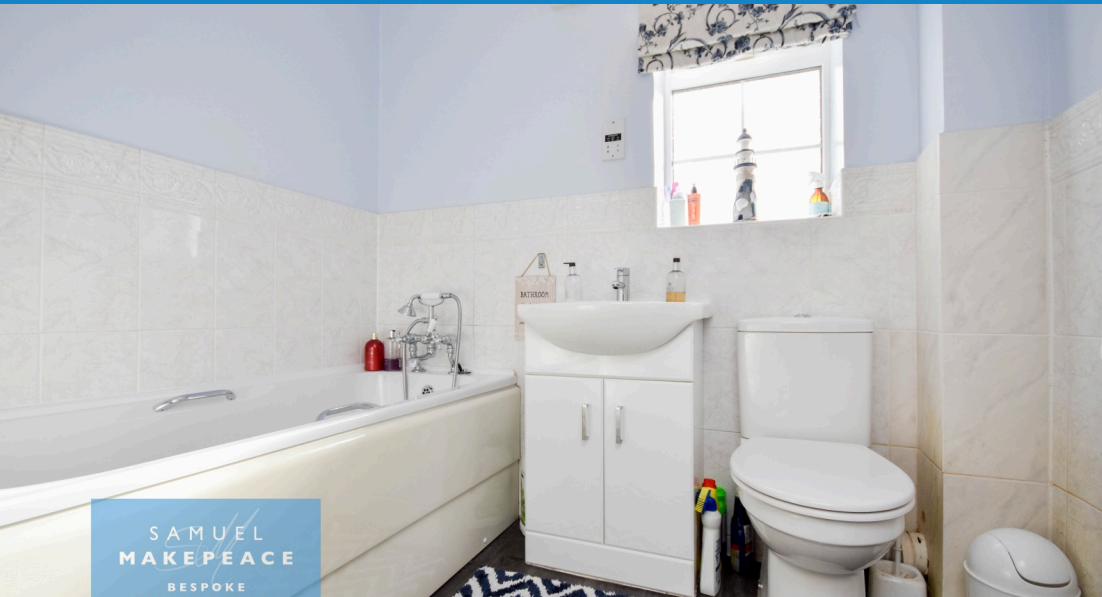
Outside, the home benefits from a **detached double garage and generous driveway**, providing ample parking. The **rear garden** is private and well-proportioned – a lovely setting for summer barbecues, children's play, or simply relaxing with a morning coffee.

Perfectly positioned close to **local amenities, reputable schools**, and convenient transport links to **Stoke-on-Trent, Newcastle-under-Lyme and Congleton**, this outstanding property offers everything a modern family could wish for.

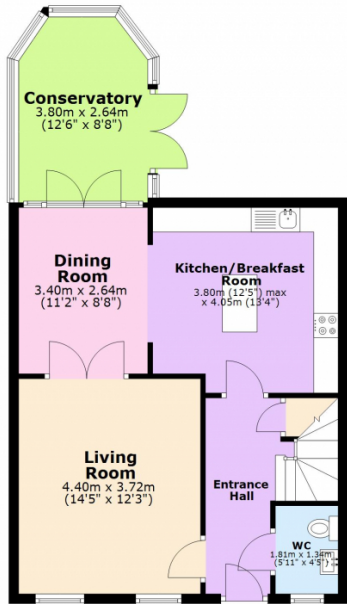
Stylish, spacious and filled with natural light, 11 Linnett Grove is more than just a house – it's a place to call home.

Disclaimer:

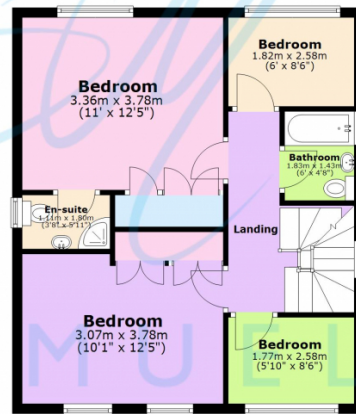
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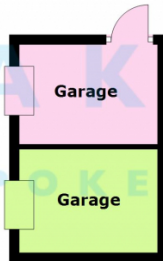
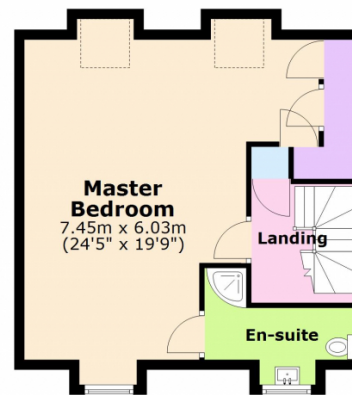
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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: Linnett Grove, Packmoor, Stoke-on-Trent

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