



43 Stallington Road, Blythe Bridge, Stoke-on-Trent ST11 9PN
Offers around £375,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

This exceptional detached dormer bungalow is a perfect family home, offering generous living space and versatile accommodation to suit a variety of needs. The property welcomes you with a bright entrance porch, leading into a spacious hallway that connects to most of the ground-floor rooms. The expansive lounge is a standout feature, complete with a cosy fireplace and seamless access to a conservatory that stretches across the rear of the property, providing a light-filled space perfect for entertaining or relaxation.

The well-equipped, fitted kitchen offers ample storage and workspace, while a convenient downstairs bedroom, family bathroom, and office ensure that all your daily needs are met. Upstairs, the master bedroom provides a peaceful retreat, along with two additional well-sized bedrooms and a separate toilet for added convenience.

Situated on a desirable road, the property boasts a block-paved driveway that spans the front elevation, providing plenty of off-road parking for family and guests. Gated access to the side leads to a carport, offering sheltered access to the rear garden, where you'll find a detached garage, a beautiful lawned garden with a patio area for outdoor dining or entertaining, and a stunning ornamental fishpond – ideal for garden enthusiasts and those seeking tranquility.

This home is a rare find, combining spacious, adaptable interiors with a charming and practical outdoor space, making it perfect for family living.



The Accommodation Comprises

Entrance Porch

4'4" x 6'9" (1.32m x 2.06m)

A stylish UPVC porch, complete with UPVC windows, a secure door, and tiled floor.

Entrance Hall

15'9" x 6'5" (4.80m x 1.96m)

An entrance hall with tiled flooring extending from the porch, a single radiator, and stairs leading to the upper floor.

Spacious Lounge

20'6" x 14'5" (6.25m x 4.39m)

Step into this generous lounge, where comfort meets style. The focal point of the room is a striking feature fireplace, complete with a wooden mantle, tiled inset, and hearth, housing a large, efficient gas fire. The space boasts sleek laminate wood flooring, adding warmth and character, while double glass doors seamlessly connect the lounge to a bright and airy conservatory.

Conservatory

27'1" x 8'10" (8.26m x 2.69m)

This bright and airy conservatory features UPVC double-glazed windows and stylish patio doors that lead out onto the serene rear garden, offering a perfect blend of indoor-outdoor living. The elegant tiled flooring adds a touch of sophistication, while providing easy access to the kitchen for seamless flow and convenience. Ideal for relaxing or entertaining, this space is both functional and inviting.

Kitchen

14'2" x 10'11" (4.32m x 3.33m)

The kitchen combines style and practicality, featuring classic white shaker units paired with a sleek black matte worktop. A twin-bowl inset sink with a modern mixer tap is perfectly positioned under a window overlooking the side elevation and carport. Built-in appliances include a Logic oven and a four-ring gas hob, while a dedicated space accommodates a tall fridge/freezer.

A convenient pantry offers additional storage, keeping everything organised. The room is well-lit with a ceiling strip-light and a contemporary four-bulb spotlight. Additional features include a UPVC side window, a radiator for comfort, and plumbing for an automatic washing machine, along with space for a dryer, making this kitchen as functional as it is inviting.

Bedroom Two

11'9" x 10'11" (3.58m x 3.33m)

Conveniently located on the ground floor, offers ample storage with fitted wardrobes and overhead cupboards, ensuring a clutter-free space. The room is filled with natural light from the large window and kept cosy with a radiator, making it a comfortable retreat.

Office

9'9" x 8'2" (2.97m x 2.49m)

A functional and stylish space, featuring built-in storage cupboards for a tidy and organised workspace. A UPVC window allows for natural light, complemented by sleek spotlighting for optimal illumination. The room is finished with durable laminate flooring and includes a radiator.

Family Bathroom

7'6" x 7'6" (2.29m x 2.29m)

Featuring a panel bath with a sleek mixer tap and an overhead electric Mira shower, complete with a rail and curtain. A wooden vanity unit houses a wash hand basin, paired with a low-flush WC for a cohesive look. Additional highlights include a privacy window, a built-in storage cupboard, and a radiator.

First Floor

Stairs from the Entrance Hall rise up to the:

Bedroom One

16'7" x 10'8" (5.05m x 3.25m)

The dormer bedroom is a bright and spacious retreat, featuring windows at both the front and rear, allowing for plenty of natural light and radiator.

Bedroom Three

7'4" x 10'9" (2.24m x 3.28m)

Boasts a charming dressing area alcove, window overlooking the rear garden fills the space with natural light, while a radiator ensures a cosy space.

Bedroom Four

7'4" x 10'10" (2.24m x 3.30m)

Bedroom Four is a smaller dormer room, featuring a UPVC window.

Toilet

The separate toilet is a practical featuring a low-flush WC and a wash hand basin set within a sleek vanity unit while the tiled splash-back adds a clean finish. There's shelving for ornaments or essentials. The laminate flooring complements the space.

Outside

This property is situated in the highly sought-after area of Stallington Road, with a block-paved driveway offering ample parking for several vehicles. Gated side access leads to the rear of the property, where you'll find a carport providing extra shelter and Detached Garage.

The fully enclosed rear garden is a peaceful haven, featuring a lush lawn surrounded by well-established shrubbery, flowers, and bedding plants. A large and deep ornamental fishpond creates an ideal setting for fish enthusiasts, adding a touch of tranquility to the outdoor space.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





GROUND FLOOR

APPROX. 1083.5 SQ. FEET



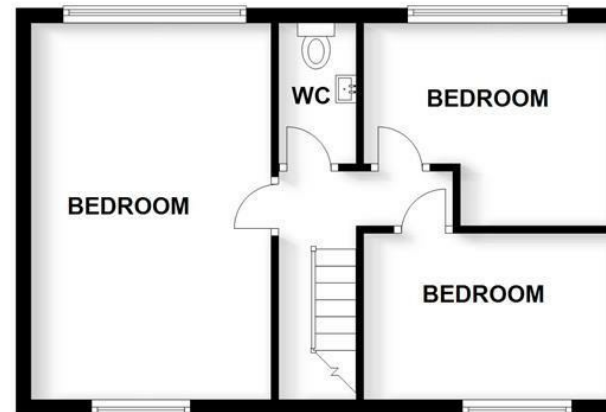
OUTBUILDING

APPROX. 165.6 SQ. FEET



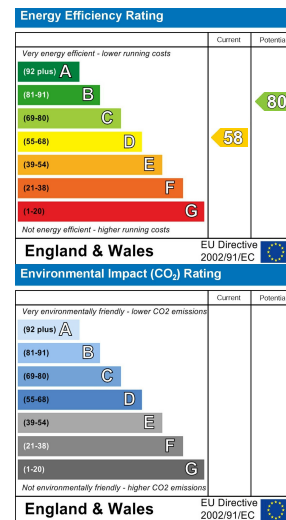
FIRST FLOOR

APPROX. 433.8 SQ. FEET



TOTAL AREA: APPROX. 1682.8 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



19 High Street, Cheadle, Staffordshire, ST10 1AA

T: 01538 751133 | F: 01538 751426

natashaford@kevinfordandcoltd.co.uk

www.kevinfordandco.co.uk



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers