Whittaker & Biggs
Est. 1930
Rostons Group

31 Southborough Crescent, Stoke-On-Trent, ST6 7NB

Offers Over £250,000

- Four/ Five Bedroom Extended Family Home
- Generous Corner Plot
- Potential For Reconfiguration
- Three Reception Rooms
- Master Bedroom Having En-Suite
- Versatile Home
- Two Driveways, Detached Garage & Wraparound Gardens
- Refurbished Family Bathroom
- Viewing Highly Recommended

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31 Southborough Crescent, Stoke-On-Trent ST6 7NB

A four/five-bedroom extended family home with three reception rooms, also benefiting from two driveways, a detached garage, and wraparound gardens.

Positioned on a generous corner plot, this well-balanced home offers excellent versatility, making it ideal for growing families or those seeking flexible living space.

4 2 3

Council Tax Band: B

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom enjoying its own en-suite shower room, alongside a refurbished family bathroom. The ground floor provides a spacious and adaptable layout, with three reception rooms and a conservatory, offering ample space for both everyday living and entertaining.

An additional reception room to the ground floor presents further flexibility and could easily be utilised as a fifth bedroom, home office, or snug, particularly appealing for those working from home or accommodating multi-generational living. This room also offers a separate ground floor cloakroom which adds to the practicality and functionality of this adaptable home.

The property also offers clear potential for reconfiguration, with scope to create a contemporary open-plan living kitchen without the need for further extension.

Externally, the home occupies a generous wraparound plot, with gardens extending to three sides, providing a mix of lawn and patio areas ideal for outdoor enjoyment. Having two driveways there is plenty of room for parking all in addition to the detached garage.,

A fantastic opportunity to acquire a beautifully presented, spacious and versatile home in a well established location, with plenty of potential to personalise

Entrance Hall
Having a modern UPVC front entrance door with arched glazed decorative panelling. Would effect vinyl flooring, recessed LED lighting to ceiling.

Ground Floor Bedroom Five
9'5" reducing to 6'2" x 8'10"
Having a privacy double glazed box bay window to the front aspect, recess LED lighting to ceiling with colour change lighting. Radiator, continuous grey wood wash effect flooring. Incorporating WC having a white WC with matching wall mounted wash hand basin. Extractor fan.

Lounge
12'10" x 12'5"
Having a UPVC double glazed box bay window to the front aspect, radiator, feature chimney breast with multifuel cast-iron stove set upon a slate tiled hearth. Open archway through to dining room.

Dining Room
15'5" x 7'10"
Having double doors through to the conservatory. Radiator, under stairs store cupboard. Door through to kitchen.

Kitchen
11'8" x 9'4"
Having a range of white gloss wall mounted cupboard and base units with black granite effect worksurface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer Flexi hose tap over. Space for a Range style cooker with black matte splashback with Rangemaster double width extractor fan over. Plumbing for an American style fridge freezer, plumbing for washing machine, integral dishwasher. Recess LED lighting to ceiling, UPVC double glazed window to the side aspect overlooking the gardens and UPVC double glazed rear entrance door with half glazed panelling and matching side panel. Tiled effect laminate flooring.

Conservatory
14'2" x 13'1"
Of UPVC construction with dwarf brick base having a polycarbonate vaulted roof. Tiled floor, radiator, UPVC double glazed windows to the rear and sides with UPVC double glazed French doors giving access onto the enclosed rear garden with full length glazed panels. Wall light points.

First Floor Landing
Having access to loft space and recess LED lighting to ceiling.

Bedroom One
12'5" x 11'6"
Having a UPVC double glazed window to the front aspect, radiator.

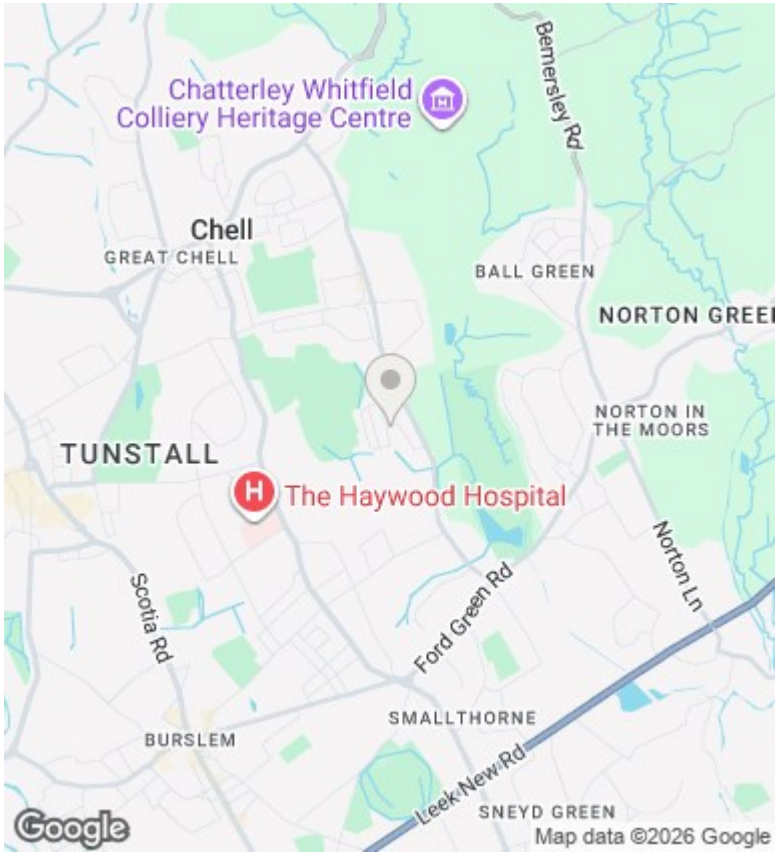
En-Suite
Having a white WC and wall mounted wash handbasin, corner set enclosed shower cubicle with thermostatically controlled shower. Fully tiled walls, extractor fan.

Bedroom Two
9'8" x 9'3"
Having a double glazed window to the rear aspect, radiator, recessed LED lighting to ceiling.

Family Bathroom
6'9" x 6'0"
Having a panelled shower bath with over bath electric shower with fixed glazed shower screen and mixer bath tap. Wash hand basin set in vanity storage unit and corner set WC. Modern tall standing radiator, part tiled walls, vinyl patterned flooring. Recess LED lighting to ceiling.

Bedroom Three
10'0" x 9'8"
Having a double glazed window to the front aspect, radiator.

Bedroom Four
9'8" reducing to 6'7" x 11'0"
Having a UPVC double glaze window to the rear aspect overlooking the gardens. Radiator.



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

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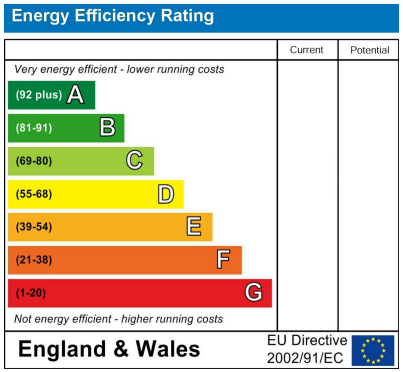
B



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