



FOLLWELLS

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1 Gravelly Bank, Stoke-On-Trent - ST3 7EG  
£325,000

- Individual Detached Dormer Residence
- Prominent Elevated Plot Position
- Generous Room Sizes
- Spacious Adaptable Layout
- Three Double Bedrooms
- No Upward Chain

An individual build detached dormer bungalow residence, providing extremely spacious and adaptable living accommodation. Situated just off Lightwood Road it stands on a prominent and elevated plot, with partial far reaching views to the front. The property offers generous room sizes throughout including the choice of bedroom and bath/shower room facilities to both ground and first floor.

Accommodation: –

Enclosed entrance porch with UPVC entrance door and inner glazed panel door opening to a large central reception hallway with decorative plate rail and access to all ground floor rooms. To the right of the hallway is a spacious living room with a decorative polished wood Adam style fireplace and dual aspect outlook to include large picture window overlooking the front elevation.

An equally spacious dining kitchen overlooks the rear and side aspect to include rear access to the garden. The kitchen is fitted with an extensive range of cupboard and drawer units with work surfaces and enamel sink. Additionally, there is a pull out larder storage and a separate matching tall range. There is also an integrated fan assisted electric grill oven and ceramic hob with space and plumbing for further white goods/washing machine. Directly to the rear of the hallway is a wet room with mains shower/spray attachment, pedestal wash basin and enclosed WC.





There is one double bedroom to the opposite side of the hall comprising a master front facing bedroom with built-in double wardrobe and a second reception room with rear facing window. Naturally the bedroom could be used as alternative reception room instead.

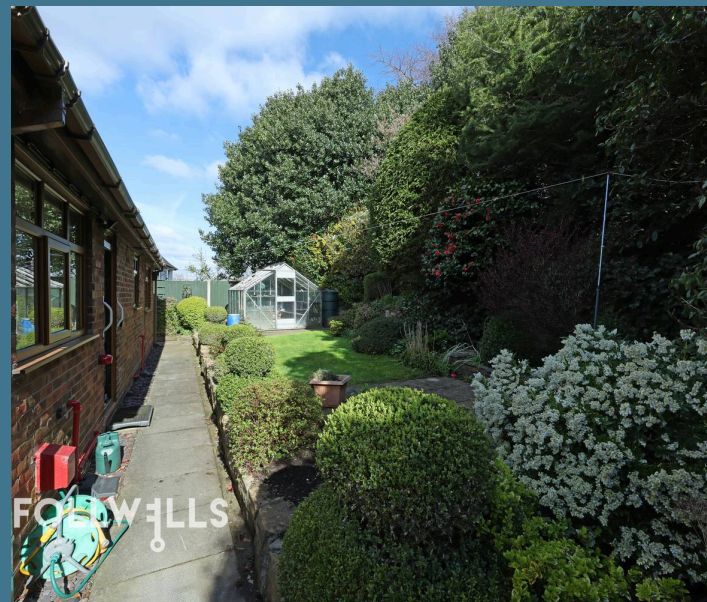
From the rear reception room, a turn staircase leads to a first floor spacious landing area with loft hatch and a double cupboard housing the central heating boiler. Off the landing are two further large double bedrooms and a three piece bathroom. Both bedrooms enjoy front facing dormer windows having far reaching views over rooftops. One of the bedrooms is accessed from a further inner landing area, offering the possibility to create a first floor master suite incorporating the adjoining bathroom.

The property stands on an elevated plot with a concrete driveway leading to a detached brick garage having remote roller door, power connection and further side door access. Attached to the garage is a further store and a small workshop with additional power connection. The gardens comprise of a sloping lawn to front with retaining stone wall to front boundary and assorted shrub/plant borders. There is a pathway around the property which leads to the rear garden having a small lawn area with a greenhouse and a step pathway leading up to a further fence enclosed garden area having an abundance of mature trees and a garden shed.

Council Tax band: D

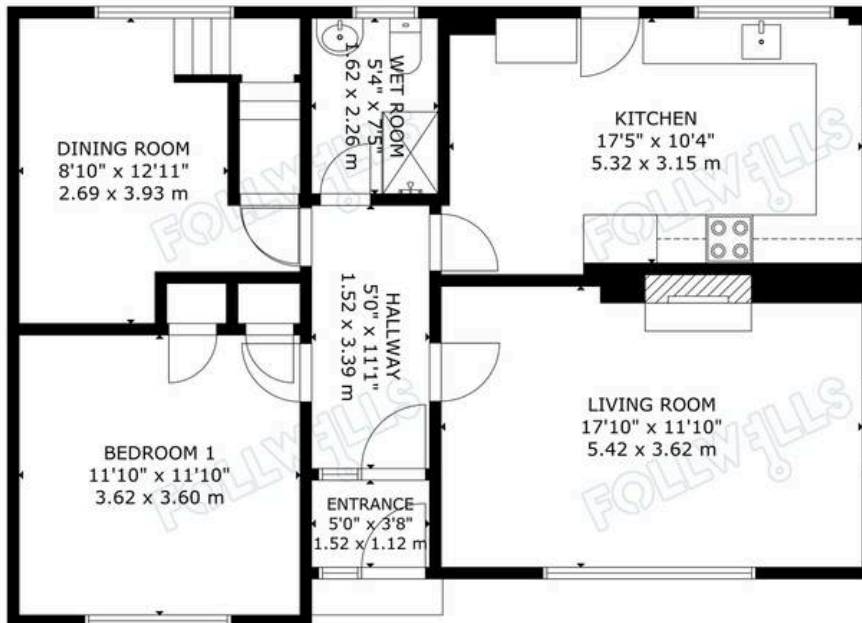
Tenure: Freehold

EPC Energy Efficiency Rating: D





FIRST FLOOR



GROUND FLOOR

