



£325,000

3 Bedroom Link Detached House for sale
26 Valerian Way, Stoke-on-Trent



EweMove
SALES AND LETTINGS



Overview

Stunning Extended 3-Bedroom Link-Detached Family Home | Exceptional Open-Plan Kitchen | Generous Corner Plot



Key Features

- Stunning Extended Family Home
- Exceptional Open-Plan Kitchen & Utility
- Large Central Island
- Bi-Fold Doors To Garden
- Three Well-Proportioned Bedrooms
- Generous Corner Plot - Largest on the Street
- Generous Off-Road Parking
- South Facing Garden







Stunning Extended 3-Bedroom Link-Detached Family Home | Exceptional Open-Plan Kitchen | Generous Corner Plot

A beautifully presented and substantially extended family home, combining a stunning contemporary kitchen, generous living accommodation, excellent parking and the largest plot on the street.

Occupying a particularly generous corner plot, this attractive three-bedroom link-detached home has been thoughtfully improved and extended to create a superb modern family home with excellent versatility throughout.

The real wow factor is the impressive open-plan kitchen, which provides a fantastic heart to the home. Exceptionally spacious and beautifully finished, it features a substantial central island with breakfast seating, integrated appliances and a stylish contemporary finish. A large roof lantern/skylight floods the room with natural light, while the full-width bi-fold doors open directly onto the rear garden, creating a wonderful connection between the kitchen and outside space.

The kitchen also provides access to a useful separate laundry room and downstairs WC, making this a particularly practical space for busy family life.

The accommodation continues with a bright and welcoming lounge, presented in a comfortable and stylish manner and featuring a contemporary media wall and fireplace. There is also a separate dining room/sitting room, a versatile room offering a dedicated space for family meals or entertaining.

Upstairs are three well-proportioned bedrooms, together with a modern family bathroom. The accommodation is well laid out and provides a good balance of family and private space.

Outside is where this property really comes into its own. Positioned on a generous corner plot, the property benefits from an extensive block-paved driveway providing excellent off-road parking for multiple vehicles. The surrounding gardens are considerably larger than you might expect from this style of property, with the rear (south facing) garden offering a substantial lawn, established planting and plenty of space for children, entertaining or simply enjoying the outdoors.

The garden also provides excellent access to the side of the property, while the overall plot offers potential for additional garage or workshop accommodation,

subject to the necessary planning permissions.

This is a home that successfully combines modern family living with genuinely impressive outdoor space. The exceptional kitchen, generous driveway, flexible reception accommodation and large private garden make this a particularly appealing proposition for buyers looking for something that offers more than the typical three-bedroom home.

Storm Porch

4' 11" x 2' 1" (1.50m x 0.65m)

Lounge

13' 1" x 13' 1" (4.00m x 4.00m)

Kitchen / Breakfast Room

20' 11" x 16' 4" (6.40m x 5.00m)

Sitting/Dining Room

18' 6" x 7' 0" (5.65m x 2.15m)

Utility

4' 5" x 3' 11" (1.35m x 1.20m)

Bedroom 1

13' 11" x 9' 8" (4.25m x 2.95m)

Bedroom 2

9' 8" x 8' 6" (2.95m x 2.60m)

Bedroom 3

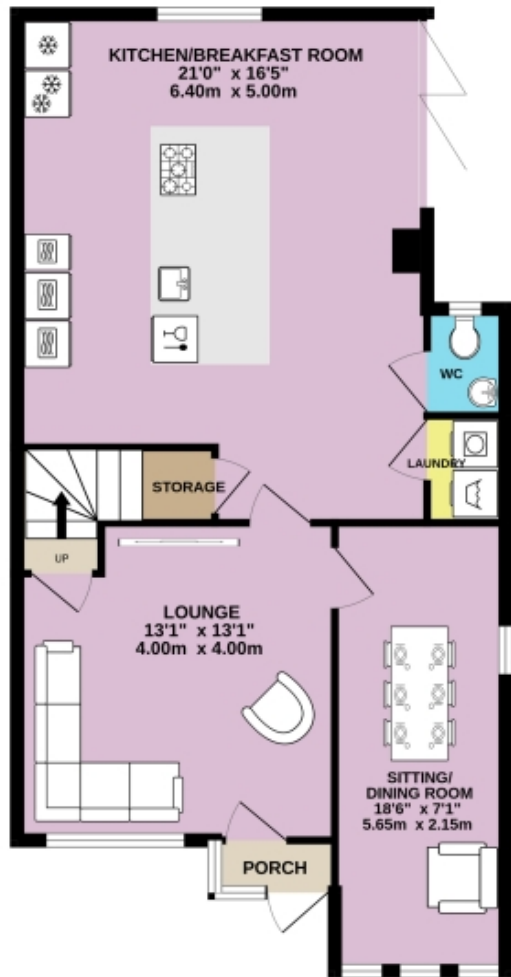
10' 4" x 6' 10" (3.15m x 2.10m)

Bathroom

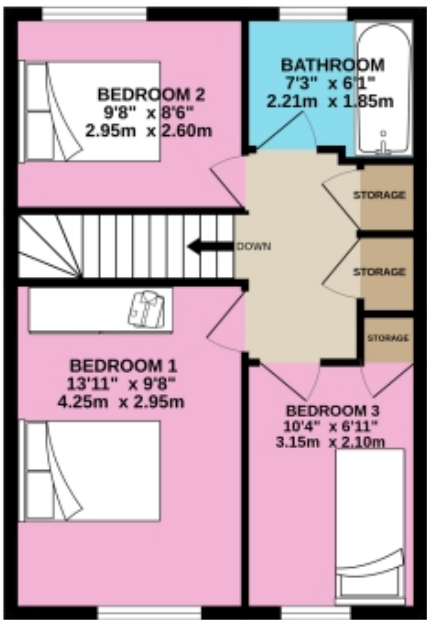
7' 2" x 6' 0" (2.20m x 1.85m)

Floorplans

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



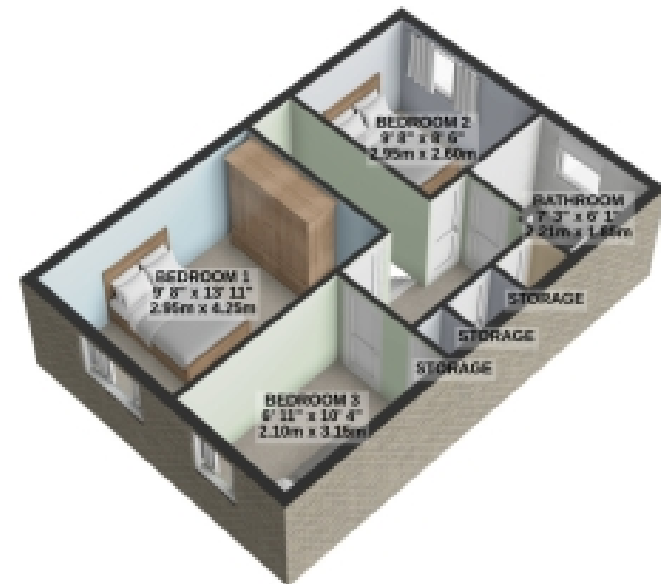
TOTAL FLOOR AREA: 1115 sq.ft. (103.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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