

**Tinsley
Garner**
independent property expertise



2, Bluebell Close, Tittensor, Stoke-On-Trent, ST12 9JP



£480,000

An immaculately presented detached family home set in a corner cul-de-sac position within a quiet development on the outskirts of Tittensor village. Upgraded by the present owners to a high specification throughout and offering spacious and flexible accommodation comprising; entrance porch, hallway, living room, dining room, superb breakfast kitchen, utility and guest cloakroom. To the first floor there are four bedrooms, two with ensuite shower rooms, and a sumptuous family bathroom. The property is approached via a block paved driveway providing off road parking for three vehicles before an integral double garage, also benefitting from delightful front and rear gardens. A lovely house close to open countryside in a village location mid way between Stone & The Potteries.

Early Viewing Essential



01785 811 800

<https://www.tgprop.co.uk>



Entrance Porch

A uPVC double glazed front door with side windows opens to the porch. With tiled floor and coach light before a composite part obscure double glazed door with side window opening to the hallway.

Hallway

With alarm pad, radiator, oak engineered flooring, understairs pop-out coat and shoe storage, doorways to the living room, breakfast kitchen, guest cloakroom and access to the first floor stairs.

Living Room

Offering a uPVC double glazed window to the front elevation, stone effect fire surround with marble back, hearth and inset electric fire. Glazed double doors opening to the dining room, ceiling coving, two wall lights, two radiators, oak engineered flooring and TV connection.

Dining Room

With uPVC double glazed window to the side aspect and sliding door opening to the rear patio and garden, ceiling coving, oak engineered flooring, radiator and doorway to the breakfast kitchen.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Fully tiled walls, tiled floor and extractor fan.

Breakfast Kitchen

An impressive kitchen fitted with an extensive range of gloss grey finish wall and floor units, under wall unit and kickboard lighting, contrasting quartz work surfaces with matching upstands and underset stainless 1½ bowl sink with chrome Quooker boiling tap and waste disposal. Recessed ceiling lights, three uPVC double glazed windows and external door opening to the rear patio and garden, large format tiled floor with underfloor heating, vertical radiator, doorway to the integral double garage and door opening to the utility.

Integral appliances including: two electric ovens, plate warming drawer, ceramic electric hob with extractor hood and light above, dishwasher and wine chiller. Space for an American style upright fridge freezer.

Utility

Matched to the kitchen with gloss grey finish wall and floor units, contrasting quartz work surface with matching upstand and underset stainless steel sink with chrome swan neck mixer tap. Large format tiled floor, vertical radiator, loft access, uPVC part obscure double glazed external door and window to the side of the property.

With plumbing for a washing machine and space for a tumble dryer.

First Floor

Stairs & Landing

Oak newel post and banister stairs with glazed balustrading leads to the landing. With carpet throughout, storage cupboard housing the hot water storage system and loft access. The loft has a drop down ladder, light and is boarded for storage purposes.

Bedroom One

A large main bedroom offering built-in wardrobes and storage, uPVC double glazed bay and second window to the front elevation, two radiators, carpet and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled corner shower enclosure

with mains fed thermostatic shower system. Part tiled walls, uPVC obscure double glazed window to the front aspect, chrome towel radiator, shaver point, extractor fan and tiled floor.

Bedroom Two

With fitted bedroom furniture, uPVC double glazed window overlooking the rear garden, radiator, carpet and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, shower enclosure with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the side aspect, chrome towel radiator, shaver point, extractor fan and tiled floor.

Bedroom Three

Offering two uPVC double glazed windows to the side and rear elevations, fitted bedroom furniture, radiator and carpet.

Bedroom Four

Presently used as a dressing room offering fitted wardrobes and storage to one wall, rear aspect uPVC double glazed window, radiator and carpet.

Family Bathroom

A sumptuous bathroom fitted with a white suite comprising: designer centre fill bath and panel with chrome mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap. Fitted storage units with vanity surface and mirror, Part tiled walls, uPVC obscure double glazed window to the side aspect, chrome towel radiator, shaver point, extractor fan and tiled floor.

Outside

The property is approached via a block paved driveway providing off road parking before an integral double garage. The garage has two electric panel up & over doors, custom fitted storage, an EV charger, power, lighting and a floor mounted Worcester Danesmoor oil fired central heating boiler.

Front & Side

With lawn, mature hedgerow, stocked front border and side access to the rear garden via a wrought iron gate and block paved pathway.

Rear

The enclosed landscaped rear garden offers paved patio areas and pathways, lawn, timber sleeper flowerbeds, pergola, external lighting and timber fence panelling, With discreet oil storage tank enclosure plus external power and water connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

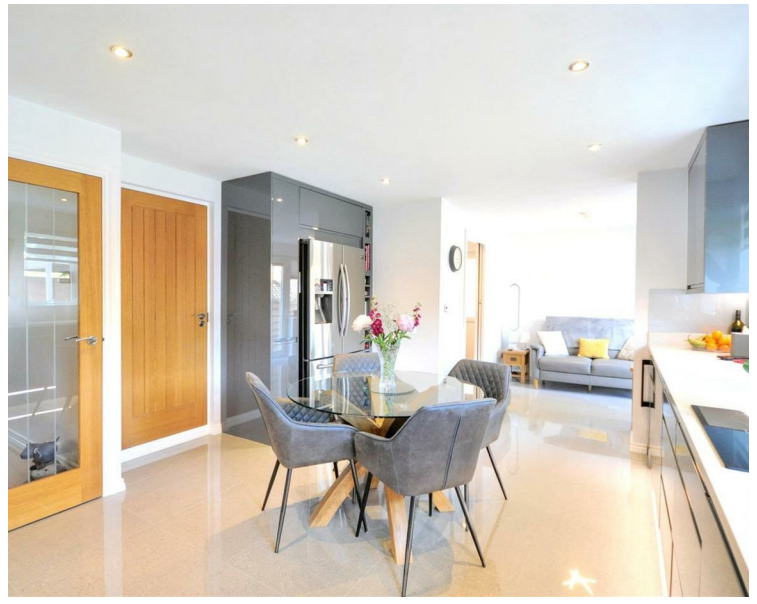
Services

Mains water, electricity and drainage.

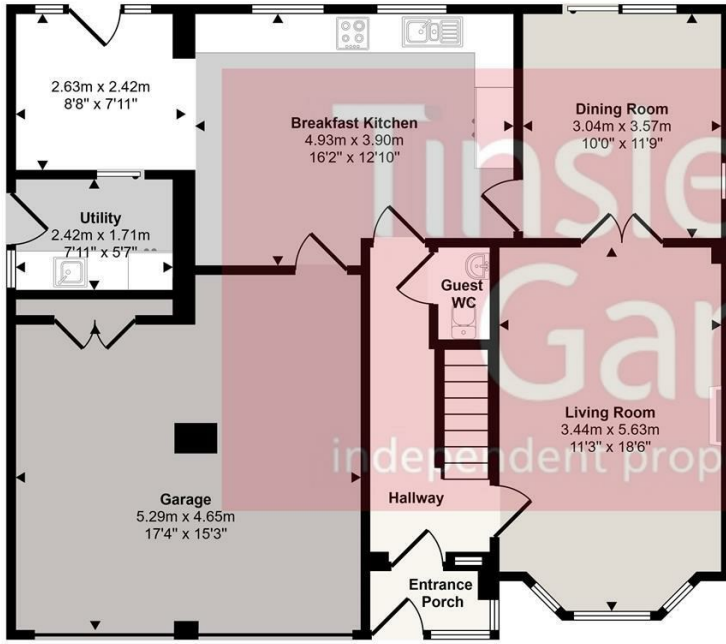
Oil fired central heating.

Viewings

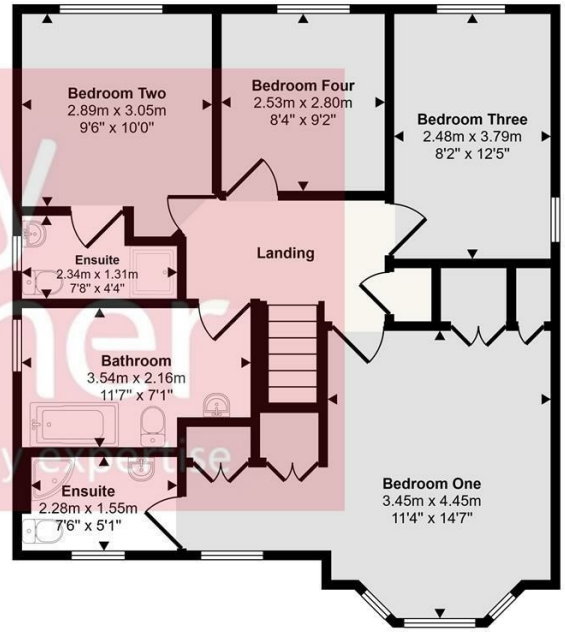
Strictly by appointment via the agent.



Approx Gross Internal Area
174 sq m / 1869 sq ft



Ground Floor
Approx 102 sq m / 1099 sq ft



First Floor
Approx 72 sq m / 770 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	55
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	