

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Thackeray Drive, Blurton, Stoke-On-Trent, ST3 2HE

£275,000

- A Detached Bungalow
- Two Bedrooms
- Brick Garden Room
- Ample Parking Space
- Beautifully Modernised
- Shower Room
- Corner Plot
- Needs To Be Seen To Be Appreciated!

Welcome to Little Haven – a beautifully modernised detached bungalow nestled in a sought-after corner of Blurton.

Set on an impressive corner plot, this two-bedroom property offers a rare blend of stylish living and exceptional outdoor space!

Step inside to discover a fully updated interior, thoughtfully designed with comfort and modern living in mind and every room has been finished to a high standard, making this home ready to move straight into.

The expansive plot provides ample room to park a motorhome or additional vehicles which is a true rarity in this area. The landscaped rear garden is an entertainer's dream, featuring a brick-built home bar and a charming timber gazebo, perfect for relaxing or hosting friends and family all year round.

This really is a property which needs to be seen to be appreciated!

For more information call or e-mail us.



KITCHEN

11'11 max x 11'3 max (3.63m max x 3.43m max)

Composite stable style external door. Two UPVC double glazed windows. Tiled floor. Range of wall cupboards and base units. Radiator. Part tiled walls. Concealed gas combi boiler.

LIVING ROOM

15'9 x 10'10 (4.80m x 3.30m)

Laminate flooring. Radiator. UPVC double glazed window. Multi-fuel burner with stylish surround.

REAR HALL

Fitted carpet. Access to the loft. Store cupboard.

BEDROOM ONE

12'10 x 9'7 (3.91m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

9'9 x 9'8 (2.97m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window and rear door.

SHOWER ROOM

6'1 x 5'5 (1.85m x 1.65m)

Vinyl flooring. Radiator. UPVC double glazed window. Shower enclosure, wash basin and wc. Tiled walls.

OUTSIDE

There is a lawn to the front of the property and a tarmac driveway extending into the carport along with a decorative slate area used for parking and a large corner plot providing off road parking for a motor home.

The enclosed rear garden has a lawn with planted borders, an Indian Stone patio area featuring a stunning timber gazebo with a felted roof and a...

BRICK GARDEN ROOM

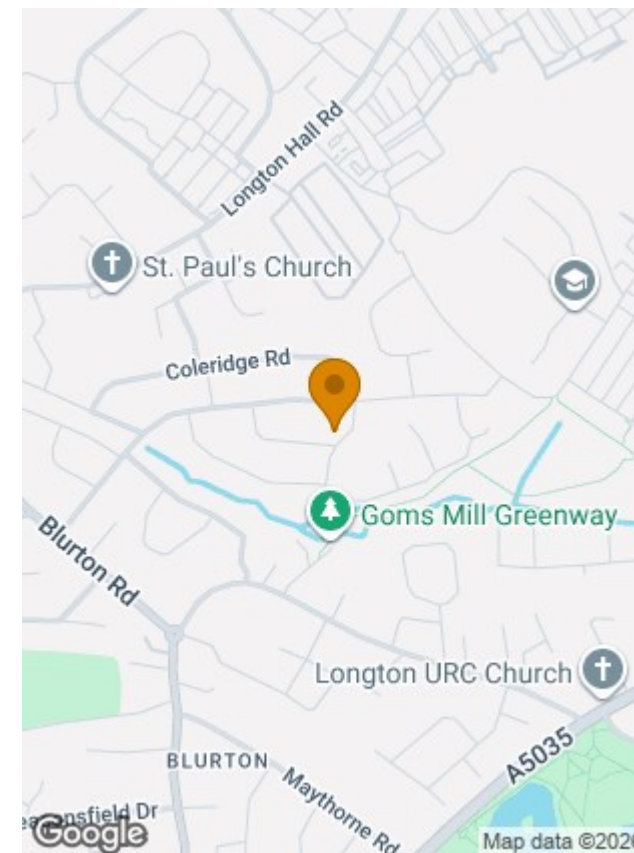
18'11 x 8'9 (5.77m x 2.67m)

Currently used as a home bar! Featuring a wood burner, laminate flooring, electric and UPVC door into the garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry[™]
the best move you'll make