



2

Bedrooms



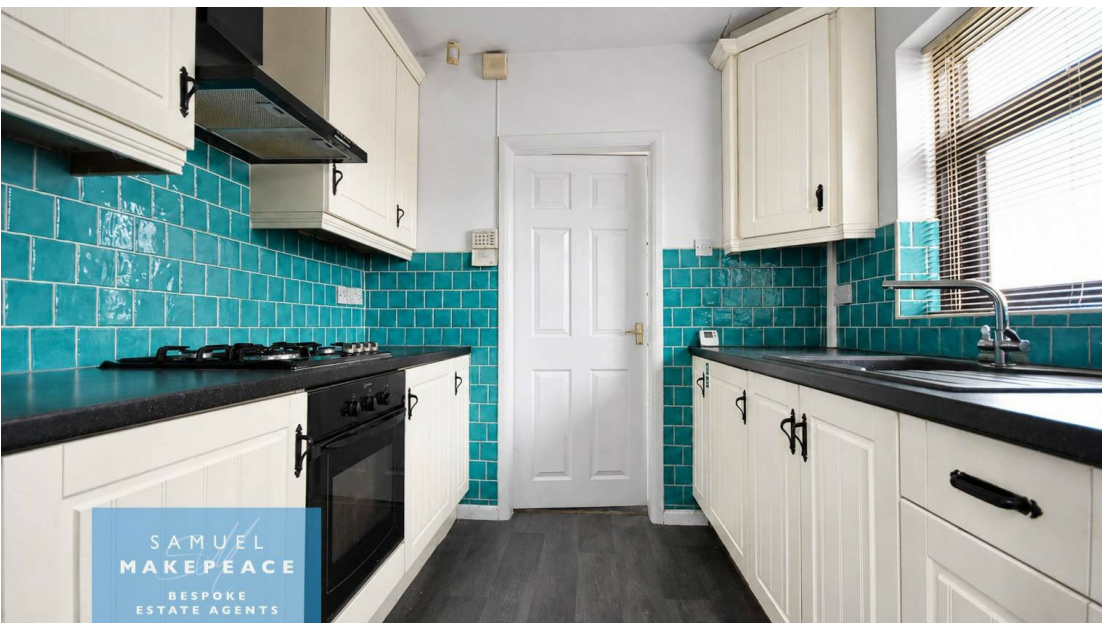
1

Bathroom

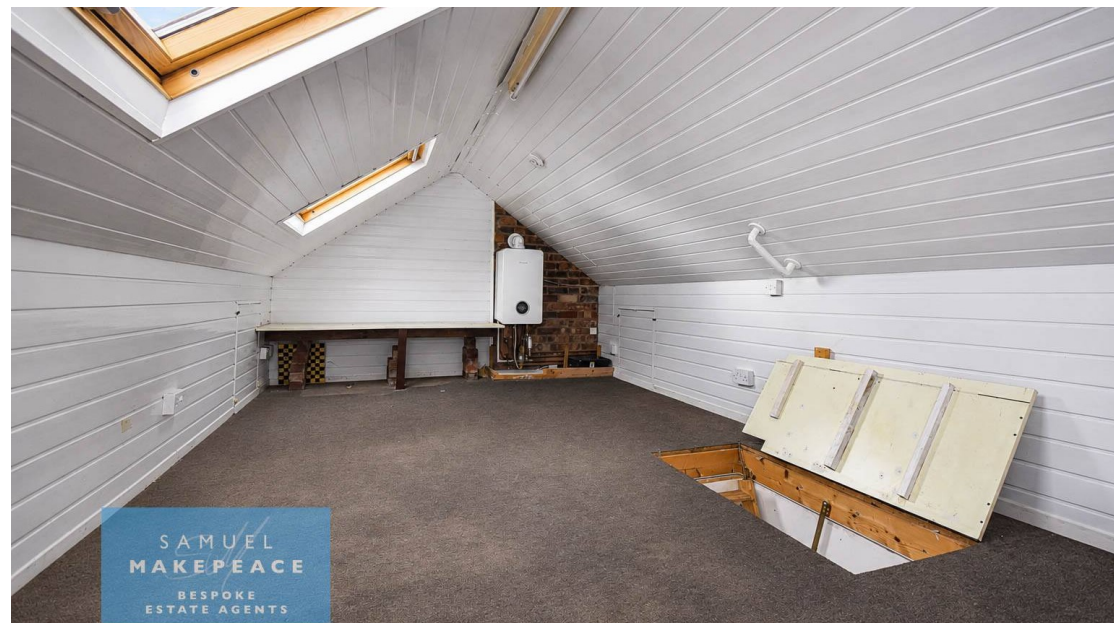
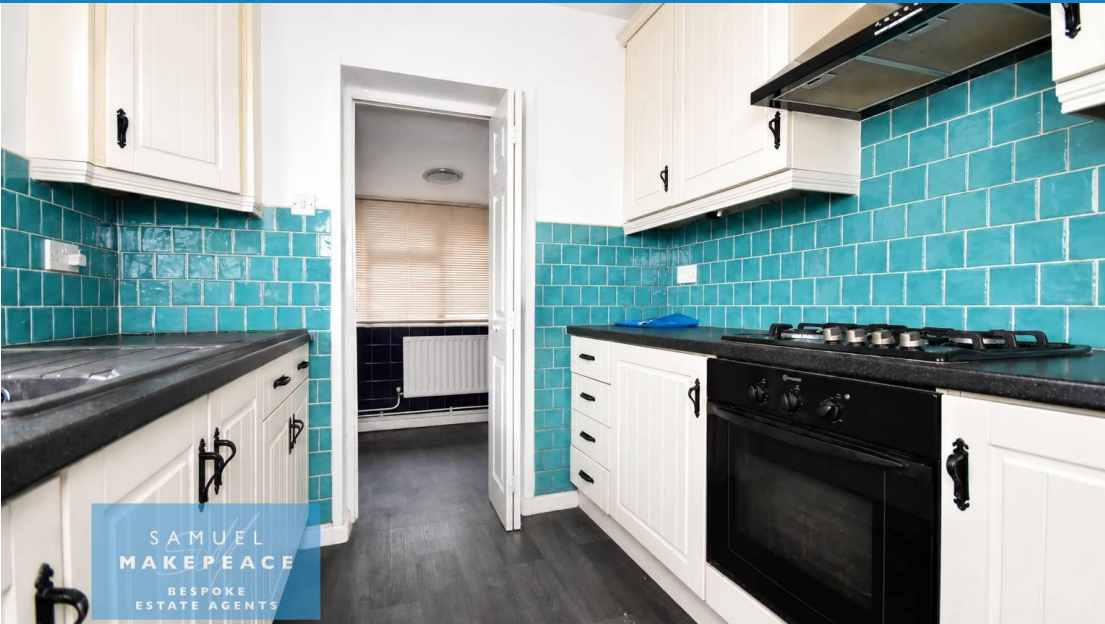


2

Receptions



- TWO-BEDROOM DETACHED BUNGALOW
- NO UPWARD CHAIN!
- HIGHLY SOUGHT-AFTER WERRINGTON LOCATION
- DRIVEWAY PARKING FOR APPROXIMATELY THREE VEHICLES
- SPACIOUS LOUNGE WITH ELECTRIC FIREPLACE
- CONSERVATORY EXTENSION OVERLOOKING THE GARDEN
- DOUBLE BEDROOM WITH FITTED WARDROBES
- TWO FULLY BOARDED LOFT ROOMS WITH VELUX-STYLE WINDOWS
- GENEROUS REAR GARDEN WITH PATIO AND LAWN
- EXCELLENT SCOPE FOR IMPROVEMENT



Uplift your lifestyle on uplands! A spacious two-bedroom detached bungalow with superb potential, generous gardens, ample parking and the added benefit of no upward chain.

Situated on the ever-popular **Uplands Croft in Werrington**, this detached bungalow occupies a generous plot within a highly sought-after residential location, ideally placed for local schools, amenities and commuter links.

Offered for sale with **no upward chain**, the property is vacant and ready for its next owner to put their own stamp on it. With well-proportioned living accommodation, a conservatory extension, two useful boarded loft rooms and a generous garden, this home is simply brimming with possibilities.

To the front and side of the property is a substantial driveway providing off-road parking for approximately three vehicles. The low-maintenance front garden features attractive artificial lawn, established shrubs and planted borders.

Step inside and you are welcomed by an entrance hallway with a useful storage cupboard. From here, the accommodation flows into the fitted kitchen, which offers a range of cabinetry together with ample worktop and preparation space.

The spacious lounge is filled with natural light from its large front-facing window, while an electric fireplace creates an inviting focal point and a cosy place to relax.

A rear hallway provides access to the bedrooms and wet room. The principal bedroom is a good-sized double and benefits from fitted wardrobes and patio doors opening directly onto the rear garden. The second bedroom is a generous single and features a door leading into the conservatory.

The conservatory extension is a fantastic addition to the home, providing versatile extra living space with pleasant views across the garden. It could make an ideal dining room, sitting room, home office or peaceful garden retreat.

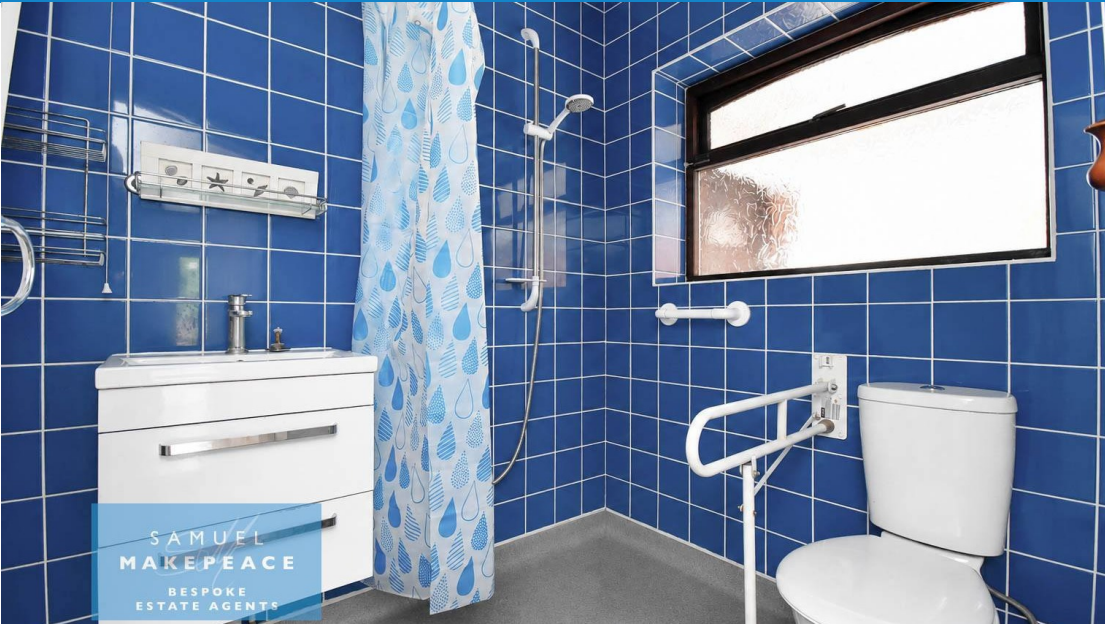
Completing the ground-floor accommodation is a fully tiled wet room.

One of the property's most exciting features is the loft space. Fully boarded and divided into two generously sized rooms, both areas benefit from Velux-style windows and useful eaves storage. Although there is currently no fixed staircase and the rooms are not classed as bedrooms, they offer excellent scope for future development, subject to the necessary planning permissions and building regulations.

Outside, the generous rear garden provides plenty of space to enjoy. It features a patio seating area, a good-sized lawn and established shrubs and hedging, creating an attractive and private outdoor setting.

There is also a detached outbuilding currently used for storage, offering further potential as a workshop, garden room or possible future conversion, subject to any required consents.

With its desirable location, detached position, excellent plot and abundance of potential, this is a wonderful opportunity to create a truly gorgeous home on Uplands Croft.





Total area: approx. 100.2 sq. metres (1078.3 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Uplands Croft, Werrington, Stoke-on-Trent

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