



10 Mere Side Close  
Etruria, Stoke-On-Trent, ST1 5GH

£285,000

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- Four bedroom detached home offered with no chain
- Enclosed rear garden with lawn, plus garage and driveway providing reliable parking
- Open plan living and dining space leading to a large conservatory
- Close to Festival Park, The Royal Stoke Hospital, green spaces, schools, and excellent commuter links across the region
- Main bedroom with ensuite, three further double bedrooms, and a well arranged ground floor including utility room and WC

## GROUND FLOOR

### Lounge

11'1" x 14'9" (3.40m x 4.51m )

### Dining Room

10'0" x 10'2" (3.05m x 3.11m )

### Conservatory

13'2" x 10'1" (4.03m x 3.09m )

### Kitchen

13'10" x 9'7" (4.22m x 2.94m )

### Utility Room

5'7" x 4'11" (1.72m x 1.51m )

### W.C

5'9" x 3'0" (1.76m x 0.93m )

## FIRST FLOOR

### Bedroom One

13'1" x 15'7" (4.00m x 4.77m )

### Ensuite Shower Room

8'1" x 3'3" (2.47m x 1.00m )

### Bedroom Two

8'1" x 3'3" (2.47m x 1.00m )

### Bedroom Three

9'9" x 9'2" (2.99m x 2.81m )

### Bedroom Four

7'6" x 9'7" (2.31m x 2.93m )

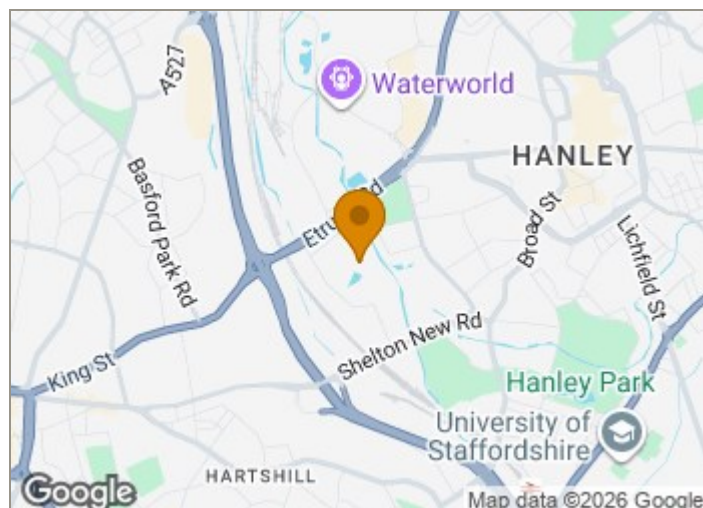
### Bathroom

6'2" x 5'6" (1.88m x 1.70m )

## EXTERIOR

Garage

Parking



## Directions



# Floor Plan

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