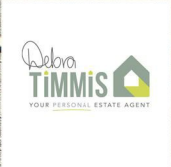


Dairyfields Way Sneyd Green Stoke On Trent ST1 6XJ



**Offers In The Region Of £225,000**

## Dairyfields Way, Sneyd Green, Stoke On Trent, ST1 6XJ

If a family size home is what you desire -  
This beautiful HOME, I guarantee you will admire! -  
With THREE BEDROOMS, and lovely bathroom -  
Plus entrance hall, fitted kitchen, spacious lounge with plenty of room-  
If that's not enough, there's a large conservatory too -  
Plenty of space for everyone all the way through! -  
Off road parking and delightful garden to complete -  
Guaranteed to be popular, do not delay, -  
Call DEBRA TIMMIS and arrange to view today!

Nestled in the charming cul-de-sac of Dairyfields Way in Sneyd Green, this delightful detached house offers a wonderful opportunity for families and individuals alike. With three generously sized bedrooms, this property is perfect for those seeking comfort and space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a fitted kitchen. The lounge provides a cosy atmosphere, perfect for relaxation, while the adjoining conservatory allows for an abundance of natural light, creating a bright and airy space to enjoy throughout the year.

The family-sized bathroom is conveniently located to serve all three bedrooms, ensuring practicality for daily living. The property benefits from double glazing and central heating, providing warmth and energy efficiency.

Outside, the tiered garden features a delightful seating area, perfect for enjoying the outdoors during warmer months. Additionally, off-road parking is available, adding to the convenience of this lovely home. There is a useful covered storage.

Situated within easy reach of local amenities and schools, this property is ideally located for families and professionals alike. Viewing is highly recommended to fully appreciate the space and potential this home has to offer. Don't miss the chance to make this delightful house your new home.

### Entrance Hall

Upvc door and double window. Radiator.

### Kitchen

10'0" max x 8'10" (3.06 max x 2.71)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Stainless steel sink and single drainer. Part tiled splash backs. Plumbing for automatic washing and dishwasher. Breakfast area. Heated towel rail. Double glazed window to the front aspect. Inset ceiling spot lights.

### Lounge

14'0" x 12'10" (4.28 x 3.92)

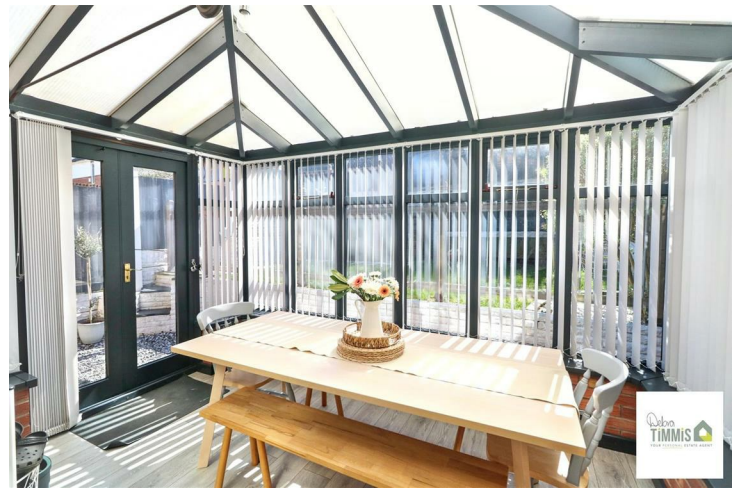
With stairs off to the first floor. Radiator. Access into the conservatory.



### Conservatory

11'0" x 7'7" (3.37 x 2.33)

Double glazed windows. Double glazed French doors with access into the rear garden.



### First Floor

#### Landing

Loft access.

#### Bedroom One

12'11" x 12'3" narrowing to 8'4" (3.94 x 3.74 narrowing to 2.56)

Two double glazed windows. Two radiators. Airing cupboard.



#### Bedroom Two

12'10" x 9'2" (3.93 x 2.81)

Double glazed window. Radiator.

#### Bedroom Three

15'4" into recess x 6'7" (4.68 into recess x 2.03)

Double glazed window. Radiator.

**Bathroom**

9'1" x 6'7" (2.77 x 2.03)

White suite comprises, panel bath, shower cubicle housing Triton shower unit, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Radiator.

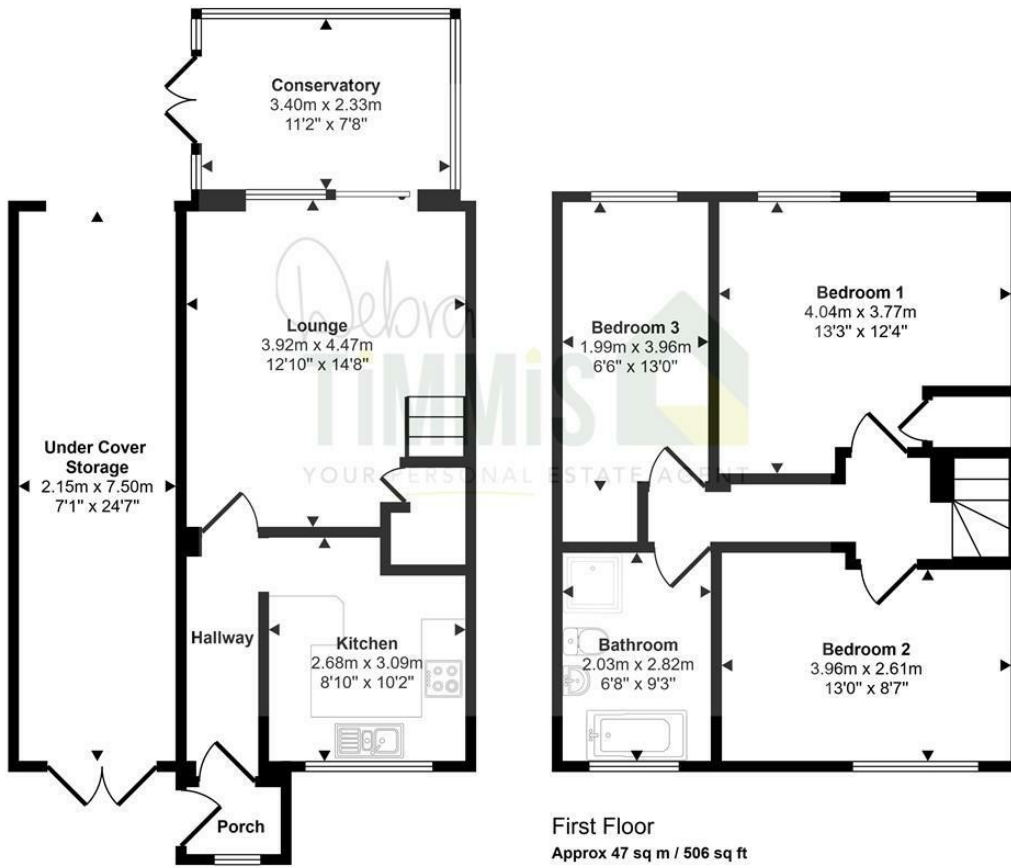


**Externally**

Block paved frontage providing ample off road parking. Under cover storage. Enclosed rear tiered garden with lawn garden steps to a seating area.



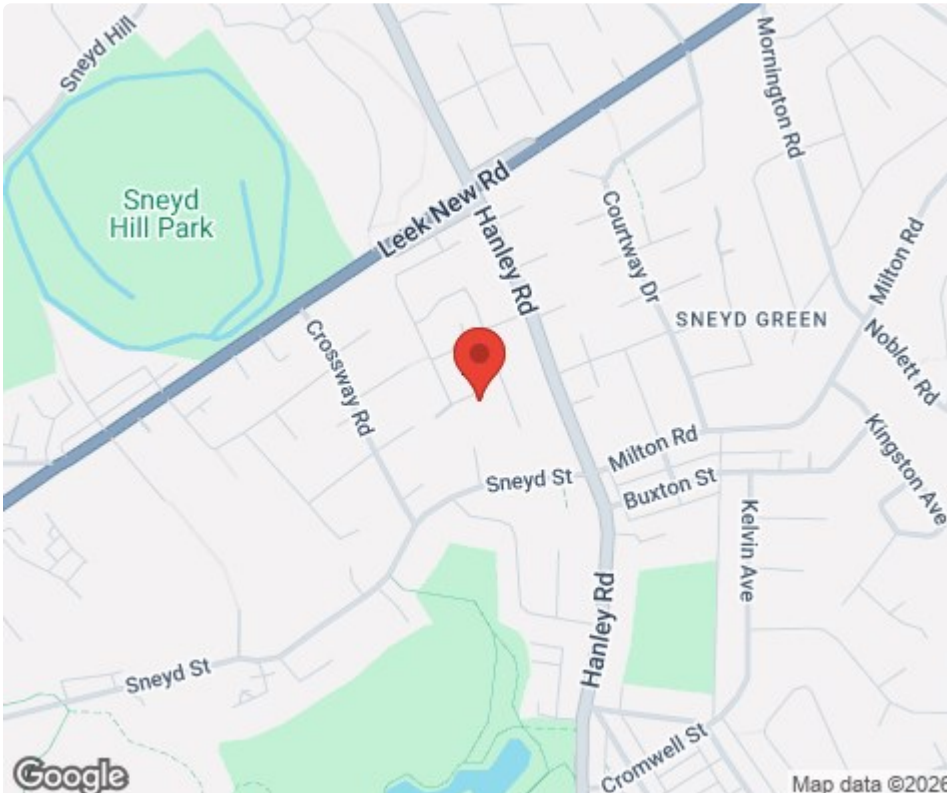
Approx Gross Internal Area  
104 sq m / 1115 sq ft



Ground Floor  
Approx 57 sq m / 609 sq ft

First Floor  
Approx 47 sq m / 506 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.



Tenure: Freehold  
Council Tax Band: C

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

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