



26 Williamson Avenue, Stoke-On-Trent, ST6 8AB

£200,000

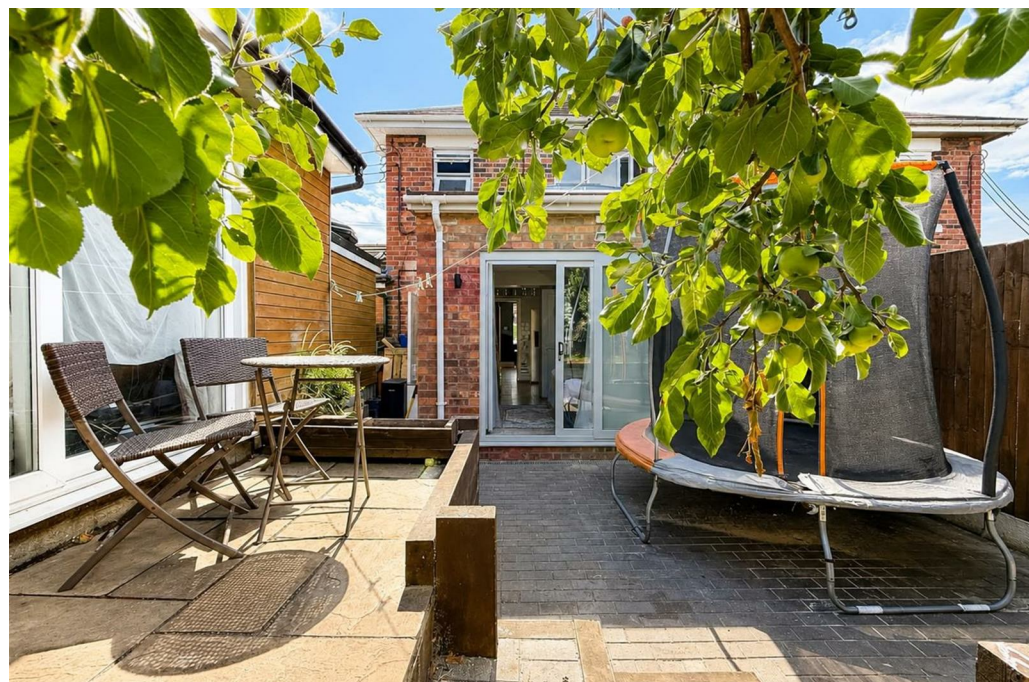
- Deceptively Spacious Four-Bedroom Semi-Detached Home
- Shaker-Style Kitchen With A Range Of Quality Units
- Refurbished Luxury Bathroom With Separate Walk-In Rainfall Shower
- Superb Family Home
- Significantly Enhanced By Two Extensions
- Extended Dining Room With Roof Lantern
- Rear Garden Has Been Landscaped Over Several Levels
- Loft Room Providing Useful Additional Space
- Sliding Patio Doors Onto The Rear Garden
- Additional Outdoor Room Offering Excellent Versatility

26 Williamson Avenue, Stoke-On-Trent ST6 8AB

An exceptional and deceptively spacious four-bedroom semi-detached family home with a versatile loft room, having been significantly enhanced by two quality extensions to create stylish and flexible accommodation, complemented by generous off-road parking, a superb summer house and far-reaching views towards Chatterley Whitfield.



Council Tax Band: A



Beautifully presented throughout, this outstanding family home has been thoughtfully and sympathetically improved by the current owners, effortlessly blending character features with high-quality contemporary finishes. Offering an exceptional amount of accommodation that is rarely found within this price range, the property is ready to move straight into and perfectly suited to modern family living.

The accommodation has been substantially enhanced by both a side extension and a rear extension, creating an impressive and versatile layout. The elegant lounge enjoys a walk-in bay window framing far-reaching views towards Chatterley Whitfield, together with a feature fireplace incorporating a multi-fuel stove, creating a warm and inviting focal point.

To the rear, the beautifully appointed shaker-style kitchen offers an extensive range of quality units with complementary work surfaces, feature display cabinetry and attractive tiled splashbacks. The kitchen opens seamlessly into the extended dining room, where a striking roof lantern floods the space with natural light, whilst sliding patio doors provide direct access to the rear garden. Currently arranged as a ground floor bedroom, this highly versatile room could equally provide an excellent dining or family room, creating a superb open-plan kitchen and entertaining space.

The ground floor is completed by a stunning recently refurbished luxury bathroom featuring a freestanding bath, separate walk-in rainfall shower and underfloor heating, together with a newly installed separate cloakroom/WC.

To the first floor are four well-proportioned bedrooms, complemented by an impressive landing featuring a contemporary oak and glass balustrade. A staircase rises from one of the bedrooms to a converted loft room which, whilst not having Building Regulations approval, provides an extremely useful additional space, ideal for a home office, hobbies room or storage.

Externally, the property enjoys excellent kerb appeal with a generous block paved driveway providing ample off-road parking for numerous vehicles, enclosed by decorative wrought iron gates and an attractive traditional stone wall. Upgraded windows further enhance both the appearance and energy efficiency of this beautifully maintained home.

The enclosed rear garden has been thoughtfully landscaped over several levels, providing excellent spaces for both relaxation and entertaining. A paved seating terrace adjoins the rear extension, whilst steps lead to a further seating area and a lawned garden with mature fruit trees and established planting.

A particular highlight is the brick-built, timber-clad summer house, complete with power, lighting and sliding patio doors. This superb additional outdoor room offers excellent versatility and would make an ideal home office, children's playroom, hobby room or peaceful garden retreat.

Offering four bedrooms, two reception rooms, stylish contemporary interiors, quality extensions and exceptional versatility throughout, this is a superb family home that truly stands apart from others within its price bracket and must be viewed to be fully appreciated.

Entrance Hall

Having attractive Minton-effect tiled flooring, a contemporary composite double glazed front entrance door incorporating an obscure leaded glazed panel, coving to the ceiling and staircase rising to the first floor landing.

Lounge

17'5" (into bay) x 12'10" (into alcove)

A beautifully presented principal reception room featuring a UPVC double glazed walk-in bay window to the front elevation with fully

opening windows enjoying far-reaching views towards Chatterley Whitfield. Recessed lighting within the bay, coving to the ceiling, engineered oak flooring and an attractive feature fireplace set within the chimney recess incorporating a timber surround housing a multi-fuel stove set upon a tiled hearth with matching inset. Useful understairs storage cupboard and contemporary tall column radiator.

Kitchen

12'10" x 9'2"

Fitted with a comprehensive range of wall and base units incorporating worksurfaces with matching upstands and complementary splashback tiling. Inset ceramic single drainer sink unit with flexible mixer tap, integrated electric oven and grill with five-ring gas hob and stainless steel chimney-style extractor hood over. Glazed display cabinets, under-cupboard lighting, space for an American-style fridge/freezer and cupboard concealing the electricity meters. Feature acoustic wall panelling, wood-effect laminate flooring, traditional cast-iron style radiator and recessed LED lighting.

Dining Room/ Bedroom Four

10'11" x 8'7"

Currently utilised by the present vendors as a ground floor bedroom, offering excellent versatility. Having wood-effect laminate flooring, UPVC double glazed roof lantern with remote-controlled blinds, recessed perimeter LED lighting, contemporary column radiator and sliding UPVC double glazed patio doors opening onto the rear garden.

Rear Hallway

Providing access to the family bathroom and separate WC.

Ground Floor Cloakroom

Fitted with a low-level WC, bronze heated towel radiator, chevron wood-effect vinyl flooring with underfloor heating, Worcester gas-fired central heating boiler and automatic sensor lighting.

Family Bathroom

11'6" x 5'0"

A recently installed luxury bathroom fitted with a contemporary suite comprising a freestanding bath with centrally mounted telephone-style mixer shower tap, wall-mounted wash hand basin set within a vanity storage unit and low-level WC with concealed cistern and fitted storage cabinetry above. Spacious walk-in shower enclosure with sliding glazed door housing a thermostatically controlled rainfall shower. Fully tiled walls with Perspex screening, extractor fan, vaulted ceiling incorporating twin skylights, feature recessed display niche with LED lighting, chevron wood-effect vinyl flooring with underfloor heating and a bronze heated towel radiator.

First Floor

Landing

Having a UPVC double glazed obscure window to the side elevation, contemporary oak and glass balustrade, recessed LED lighting, loft access and useful storage cupboard.

Bedroom One

12'7" x 9'0"

Having a UPVC double glazed window to the front elevation enjoying distant views towards Chatterley Whitfield, wood-effect laminate flooring, built-in double wardrobe, recessed LED lighting and radiator.

Bedroom Two

10'5" x 9'5"

Having a UPVC double glazed window to the front elevation, laminate flooring, radiator, wall-mounted television point and staircase rising to the loft room.

Bedroom Three

9'3" x 6'10"

Having a UPVC double glazed window to the rear elevation, built-in wardrobe with hanging rail and shelving, radiator.

Bedroom Four/ Study

6'6" x 7'1" (into doorway)

Having a UPVC double glazed window to the front elevation, wood-effect laminate flooring, radiator and open wardrobe recess with hanging rail.

Loft Room

11'11" x 14'10" (wall-to-wall measurement with res

Please note there are no building regulations available)

A superb additional space featuring exposed purlins and beams, exposed brick chimney breast, wall-mounted television point, power and lighting, contemporary column radiator, recessed LED lighting and skylight window set within the vaulted ceiling.

Garden Room

A brick-built garden room with timber-clad exterior, UPVC double glazed sliding patio doors opening onto the garden, power and lighting connected and laminate flooring.

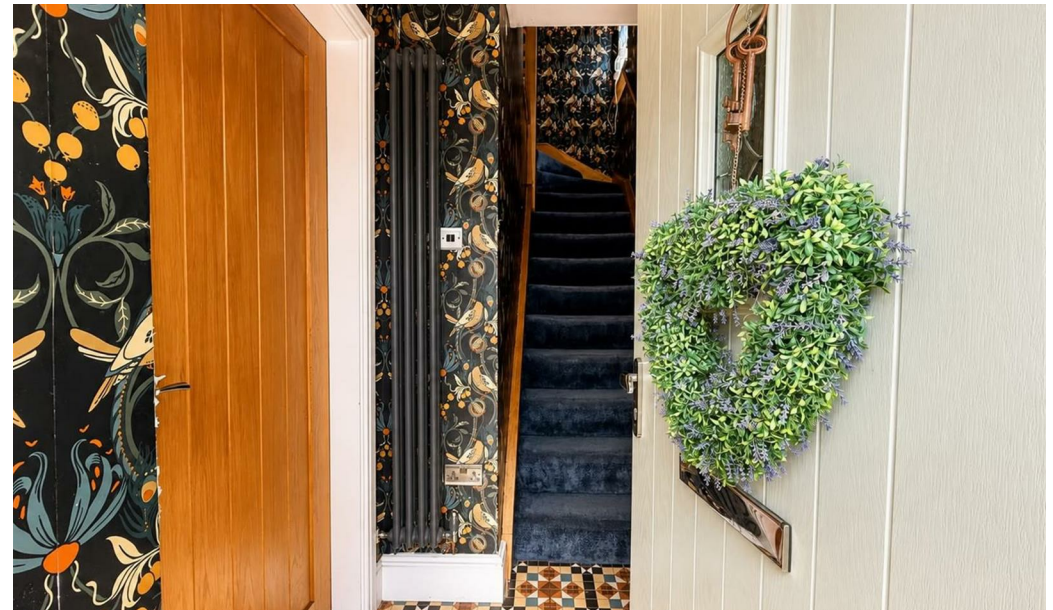
Externally

The property is approached via a generous block paved driveway providing ample off-road parking for several vehicles, enclosed by attractive wrought iron gates and complemented by a traditional decorative stone wall, creating excellent kerb appeal. The beautifully presented frontage is enhanced by well-stocked planted borders, with a timber storage shed positioned to the side of the property and gated access leading through to the rear garden.

The enclosed rear garden has been thoughtfully arranged over several levels to create a practical and enjoyable outdoor space. A paved seating terrace immediately adjoins the dining room, making it ideal for al fresco dining and entertaining, with steps leading down to a block paved lower terrace providing additional seating or recreational space.

The upper garden is predominantly laid to lawn and enjoys a selection of mature fruit trees and established planting beds, creating a pleasant backdrop and a good degree of privacy.

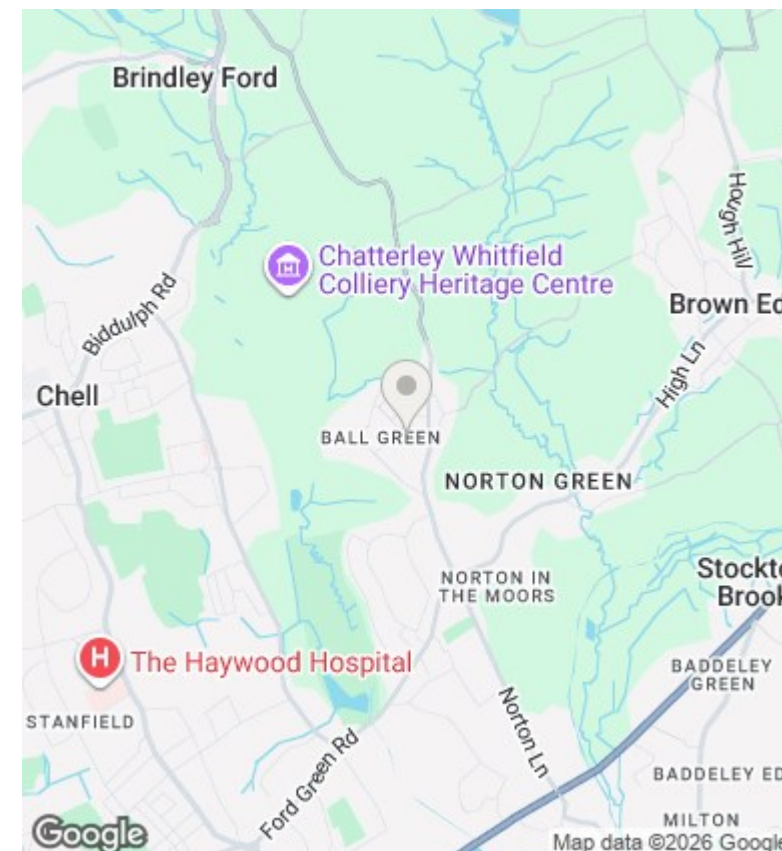
A particular feature is the brick-built, timber-clad summer house, complete with sliding patio doors, power and lighting, providing a superb and versatile additional outdoor room. Ideally suited as a home office, children's playroom, hobby room or simply a relaxing garden retreat, it offers excellent flexibility to suit a variety of lifestyles.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A

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