



## **165 Debenham Crescent, Stoke-On-Trent, ST2 9NW**

**Offers in excess of £265,000**

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"Your home should tell the story of who you are, and be a collection of what you love" ~ Nate Berkus

A superbly upgraded detached home designed with modern living in mind, offering stylish open-plan space perfect for both relaxed family life and entertaining. With its high-quality finishes, versatile layout and seamless connection to the garden, this is a home that effortlessly balances comfort, practicality and contemporary style in a popular residential setting.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agents Comments

An exceptional three bedroom detached family home, situated on the popular Eaton Park in Bucknall, this beautifully presented property has been thoughtfully improved by the current owners to an excellent standard throughout, offering spacious accommodation and contemporary finishes ideal for modern family living.

An inviting entrance hall welcomes you into the home, with stairs rising to the first floor and doors providing access to the lounge, kitchen and a convenient downstairs WC. The stylish kitchen is positioned to the front elevation and is fitted with a modern range of units complemented by integrated appliances, creating a sleek and practical space. To the rear, the impressive lounge has been extended to form a superb open-plan living area, offering ample space for both relaxing and entertaining, with room for sofas, a dining table and even a home office setup. Fitted with a bio-ethanol log burning effect stove, set against a bold black feature wall, creating a real focal point to the room, while French doors open out onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor, there are three well-proportioned double bedrooms, all served by a contemporary family bathroom finished to a high standard.

Externally, the property continues to impress. To the front, a driveway provides off-road parking alongside a low-maintenance terraced garden. To the rear, a beautifully landscaped private garden offers the perfect outdoor retreat, featuring a porcelain tiled patio ideal for al fresco dining and entertaining, leading onto a well-maintained lawn and a further seating area. The garden is further enhanced by a versatile garden room, currently utilised as an outside bar, but equally suited to a range of uses including a home office, gym or relaxation space.

This is a superb home, finished to a high specification throughout and perfectly suited to families seeking stylish, ready-to-move-into accommodation.

### Location

Eaton Park, located within the Bucknall area of Stoke-on-Trent, is a well-established residential neighbourhood that appeals strongly to families and professionals seeking a balance between city convenience and green open space. The area is centred around the popular Eaton Park itself, which provides an attractive focal point with extensive parkland, children's play areas, walking routes and community facilities, creating an ideal environment for outdoor leisure and family life.

In terms of amenities, Eaton Park benefits from close proximity to local shops and everyday conveniences within Bucknall, while more comprehensive retail, leisure and dining facilities can be found in nearby Hanley city centre. Excellent transport links, including regular bus services and easy access to main road networks, make commuting straightforward, with Stoke-on-Trent railway station providing direct connections to major regional hubs.

The area is particularly attractive for families due to its access to well-regarded schooling. Eaton Park Academy is a popular and often oversubscribed primary school, offering education from nursery through to Year 6 and achieving strong academic performance relative to national averages. A range of additional primary and secondary schools are also accessible within the wider Stoke-on-Trent area, further enhancing its appeal for those with children of all ages.

Lifestyle in Eaton Park is characterised by a friendly, community-focused atmosphere, with residents valuing the peaceful surroundings, green spaces and accessibility to both urban amenities and nearby countryside. The combination of recreational facilities, schooling and connectivity makes Eaton Park a consistently popular choice for buyers seeking a well-rounded and convenient place to call home.



## Entrance Hall



Composite entrance door to the front aspect. Obscured uPVC window to the front aspect. Laminate flooring. Radiator. Cloaks hanging space. Stairs leading to the first floor. Ceiling light. Under stair storage cupboard. Doors leading into: –

## Kitchen

11'6" x 9'8" (3.53 x 2.95)



Fitted with a range of wall and base units with work services over incorporating a one and a half bowl stainless steel sink and drainer unit with hose mixer tap. Integrated four ring induction hob with extractor over and single electric oven. Plumbing for automatic washing machine and space for a tumble dryer and fridge freezer. Laminate flooring. uPVC window to the front aspect. uPVC door to the side aspect. Ceiling spotlights.

## Lounge

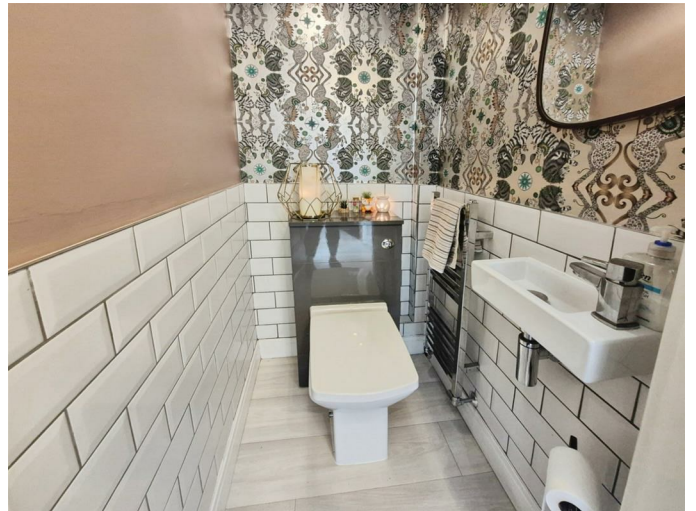
19'7" x 18'8" (5.98 x 5.71)



Laminate flooring. Radiator. Bioethanol log burning effect stove. Feature built in storage areas to the alcoves with inset lighting. uPVC French doors and bay window to the rear aspect. Four ceiling lights.

## WC

3'10" x 3'1" (1.19 x 0.96)



Fitted with a low-level WC and wall mounted wash hand basin. Laminate flooring. Part tiled walls. Wall mounted heated towel rail. Ceiling light.

## First Floor Landing



Carpet. Obscured uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into: –

## Bedroom One

13'5" x 9'8" (4.11 x 2.96)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Two ceiling hung bedside lights.

## Bedroom Two

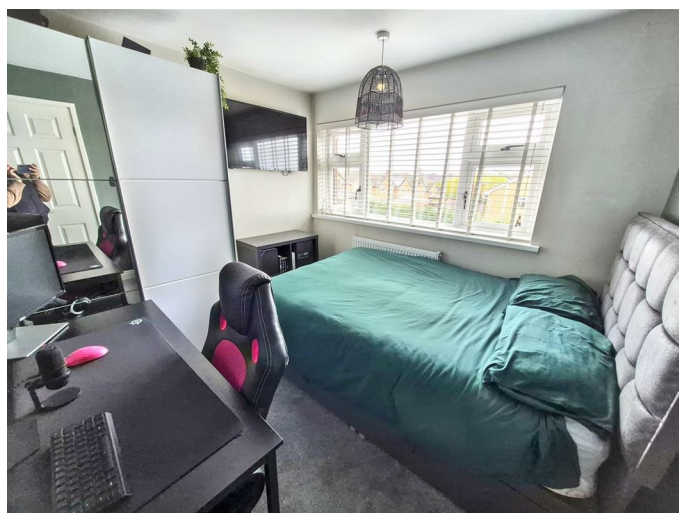
10'7" x 8'8" (3.25 x 2.66)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bedroom Three

9'8" x 8'9" (2.95 x 2.67)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bathroom

5'9" x 8'6" (1.76 x 2.61)



Fitted with a modern white suite comprising of p-shaped bath with rainfall showerhead over, vanity wash hand basin unit and low-level WC. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling lights.

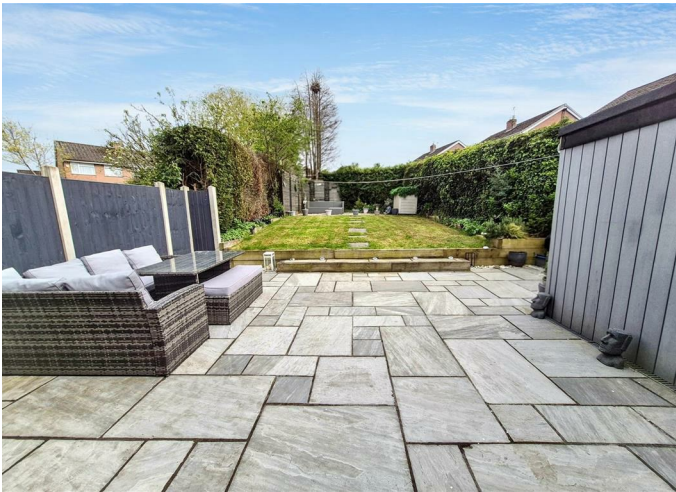


## Outside



To the front of the property there is a driveway providing off road parking for up to two vehicles alongside a low maintenance terraced garden.

## Garden



The rear garden is a beautifully landscaped and private outdoor space, thoughtfully designed for both relaxation and socialising. A generous porcelain tiled patio provides the perfect spot for outdoor dining and summer entertaining, leading onto a neatly maintained lawn and an additional seating area ideal for enjoying the sun throughout the day. A standout feature is the impressive garden room, currently arranged as a stylish outdoor bar, offering a fantastic entertaining space but equally adaptable as a home office, gym or studio.

## Bar

12'1" x 7'1" (3.70 x 2.18)



Currently utilised an outside bar area but would be suitable for a variety of uses, from a home office space to a workout or relaxation area. With power and light connected. uPVC french doors leading on to the patio. Door leading to an internal storage cupboard.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band C

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you

an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

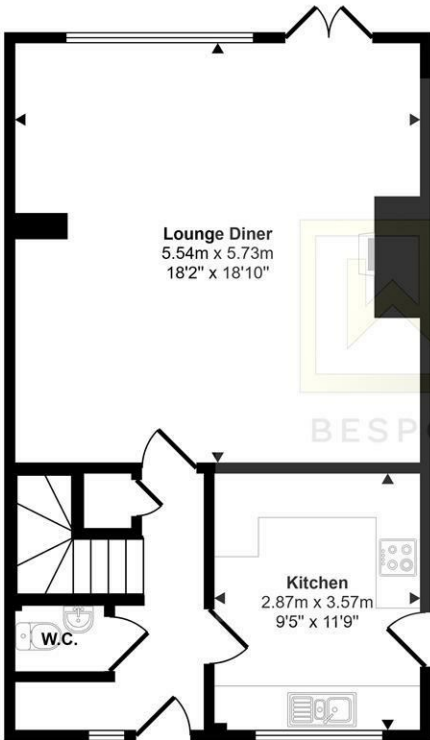
### **Buyer ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

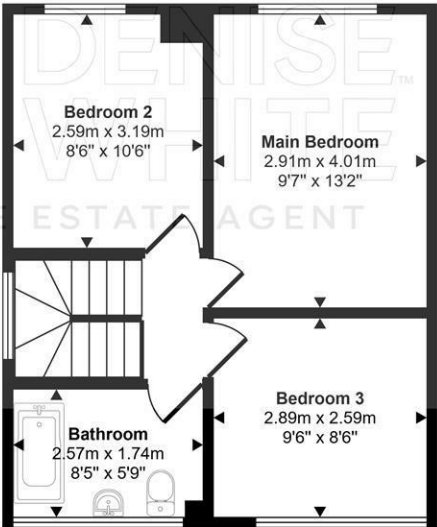


Floor Plan

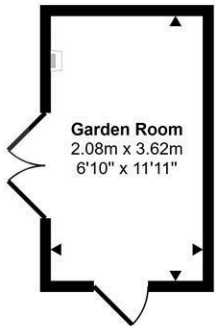
Approx Gross Internal Area  
98 sq m / 1058 sq ft



Ground Floor  
Approx 52 sq m / 565 sq ft



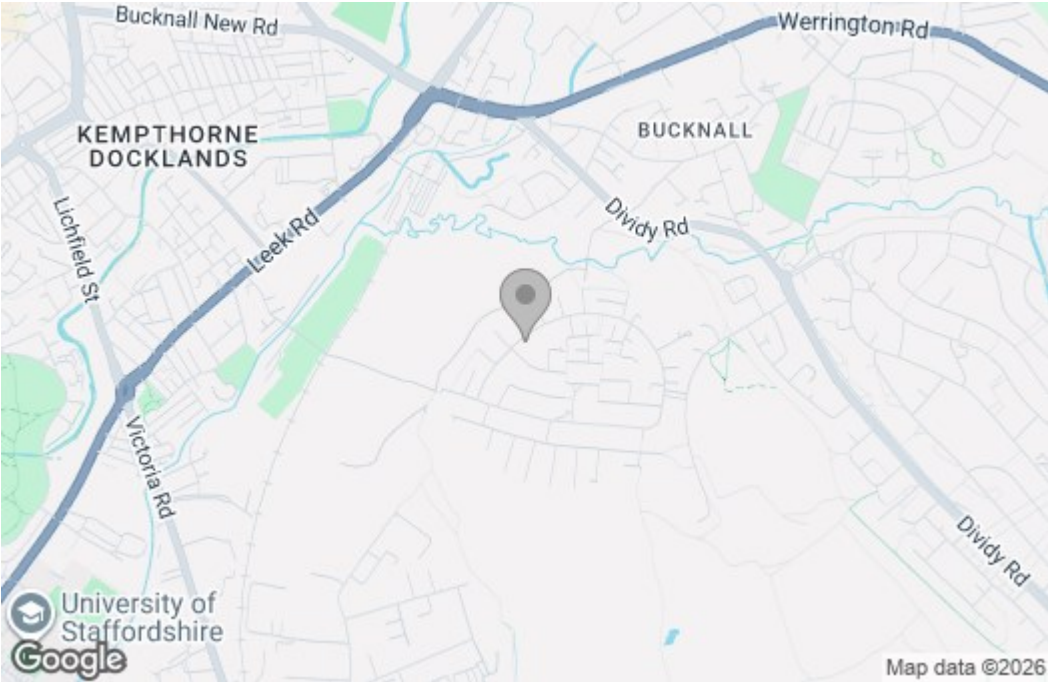
First Floor  
Approx 38 sq m / 412 sq ft



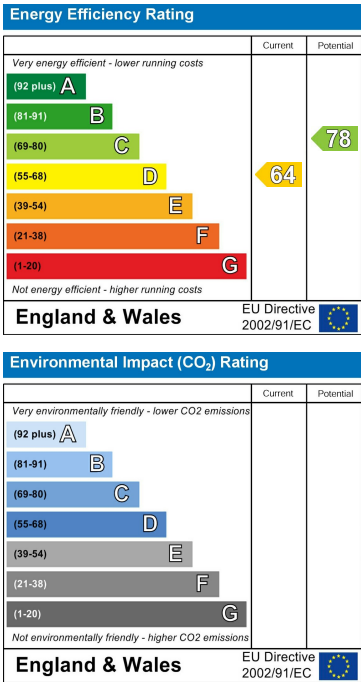
Garden Room  
Approx 8 sq m / 81 sq ft

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.