



The Potter The Crescent

, Stoke-On-Trent, ST3 6HR

Prices from £208,500



Looking for a new home? Consider a Bellway home! With their commitment to quality, sustainability, and customer satisfaction, Bellway homes offer modern designs, energy-efficient features, and a trusted reputation. Experience the joy of owning a brand new home built to the highest standards. Start your journey with Bellway today!

mer - The Artisan Collection



The Crescent is a commuters dream offering 2,3 and 4 bedroom homes with quality and spacious living in mind. Situated in Stoke on Trent with easy access to the A50 and A500 with a short drive to Royal Stoke Hospital. The development is surrounded by rural views and living, with dog walks and parks, perfect for commuters looking for that the peace and tranquility of rural living yet within easy access to the hustle and bustle of city life.

The Crescent is located in Stoke on Trent a short drive from Staffordshire Moorlands. With great access to major roads including the A50 and A500 as well as Royal Stoke Hospital. The Crescent Academy school is within walking distance of the development. The development is positioned around a central park area and has access to dog walking areas over the fields beyond. Positioned with commuters in mind with the rural views and feel.

Bellway Homes is a UK-based residential property developer. It is one of the largest housebuilding companies in the country, specializing in the construction of new homes. Bellway Homes operates in various regions across the UK, offering a range of properties from apartments to detached houses. They have been in operation for over 70 years and have built a reputation for quality and customer satisfaction.

the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. They create developments which foster strong communities and integrate seamlessly with

the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy. Bellway's high standards are reflected in our dedication to customer service and they believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Living Dining Room 13'1" x 16'1" (3.99m x 4.92m)

Kitchen 5'10" x 12'2" (1.80m x 3.72m)

Cloakroom 3'1" x 5'2" (0.94m x 1.60m)

Bedroom One 13'1" x 13'3" (3.99m x 4.04m)

En-suite 6'1" x 4'10" (1.86m x 1.48m)

Bedroom Two 13'1" x 8'1" (3.99m x 2.47m)

Bathroom 6'1" x 6'3" (1.86m x 1.92m)

There is ample parking for two cars provided by the driveway and then an enclosed garden to the rear.

2 bedroom End Terrace house

2 parking spaces

Freehold

Council Tax Band: B

Management/Estate Charge: TBC

Predicted Energy Assessment: -B

The Crescent is located just a short drive away from the Staffordshire Moorlands. This development is perfect for commuting with easy access on to the A50, A500 with major links to Uttoxeter, Derby, Stafford and Newcastle Under Lyme.

- Open-plan living and dining area
- Zanussi oven, gas hob and hood to kitchen
- Stainless steel splashback
- Roca sanitaryware to bathroom
- Wall tiles to bathroom
- Chrome brassware
- En suite to bedroom 1
- Elegant French doors to rear garden
- External tap
- 10-year NHBC warrant

Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

The image displays two floor plans for a two-bedroom house. The left plan shows a Living/Dining area, Kitchen, Hall, Store, and two Closets. The right plan shows Bedroom 1, En Suite, Bathroom, Bedroom 2, and a Store. Both plans include a staircase and a front porch.

Energy Efficiency Rating

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 2010/6/EC

Enland & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/6/EC

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