



## 14 Bromsberrow Way, Stoke-On-Trent, ST3 7UE

**Offers over £400,000**

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"The warmth of a home comes from the people within it." - Unknown

A beautifully presented and extended four double bedroom detached home, occupying a generous corner plot within a quiet cul-de-sac in the highly sought-after location of Meir Park. Situated on the renowned Christmas street, this spacious home is perfect for growing families.

## Denise White Estate Agents Comments

This impressive family home offers spacious and versatile accommodation throughout, enhanced by a thoughtful extension, creating an ideal setting for modern family living with excellent outdoor space and additional land to the side.

Internally, the property is centred around a stunning kitchen diner, upgraded with contemporary cabinetry and wooden worktops, offering a stylish yet practical space perfect for both everyday living and entertaining. With ample room for dining, this is truly the heart of the home.

The living room spans the full depth of the property, featuring a bay window to the front and French doors opening onto the rear garden, allowing natural light to flow through the space. A useful utility room provides additional practicality, with access to the rear garden and a convenient downstairs WC, ideal for busy family life.

To the first floor, the property boasts four well-proportioned double bedrooms, including an impressive primary suite complete with a large ensuite bathroom featuring both a separate bath and shower. The remaining three bedrooms are serviced by a modern and stylish family bathroom.

Externally, the property enjoys a corner plot position with a small front lawn and mature hedgerow, creating a degree of privacy. A dual access driveway provides off-road parking for multiple vehicles.

To the rear, there is a spacious enclosed garden, predominantly laid to lawn, complemented by a large paved patio area ideal for outdoor entertaining. The garden also features well-established planted borders, a useful storage shed, and additional side land with a further large storage shed, offering excellent versatility.

A superb family home combining space, style, and a prime location, perfect for those seeking a well-presented property in a quiet yet convenient setting.

## Location

Meir Park is a highly regarded and well-established residential development on the southern edge of Stoke-on-Trent, renowned for its attractive surroundings, strong community feel, and excellent everyday convenience. Popular with families, professionals, and downsizers alike, the area offers a superb balance between peaceful suburban living and easy access to a wide range of amenities.

At the heart of Meir Park is a thoughtfully designed neighbourhood centre, providing a selection of local shops, a convenience store, pharmacy, hairdressers, cafés, takeaways, and a veterinary practice, ensuring day-to-day essentials are always close at hand. The area is also home to several well-regarded pubs and eateries, offering a relaxed and welcoming social scene.

For families, Meir Park is particularly appealing, with a number of well-respected primary and secondary schools nearby, as well as safe, quiet streets and green spaces ideal for outdoor activities. Pleasant walking routes and nearby parkland add to the area's appeal, creating opportunities to enjoy the outdoors right on your doorstep.

Commuters are exceptionally well catered for, with excellent transport links including the nearby A50, providing swift access to Uttoxeter, Derby, and beyond, while the A500 and M6 (Junction 15) are within easy reach for travel further afield. Stoke-on-Trent city centre is just a short drive away, offering a broader range of retail, leisure, and cultural facilities.

Meir Park combines the charm of a close-knit residential community with the convenience of modern living, making it one of the most desirable locations in the Stoke-on-Trent area.

## Entrance Hall



Wood effect flooring. UPVC door to the front aspect. Storage cupboard. Wall mounted radiator. Stairs to the first floor accommodation. Two ceiling lights.

## Living Room

10'3" x 19'6" (3.13 x 5.96 )



Wood effect flooring. Wall mounted radiator. Gas fire. UPVC double glazed bay window to the front aspect. French doors to the rear aspect. Two wall lights. Two ceiling lights. Coving.

## Kitchen Area

19'3" x 9'8" (5.87 x 2.96 )



Wood effect flooring. Wall mounted radiator. A range of wall and base unit units with wooden worktops above. Space for cooker. Integrated sink and drainer unit with mixer tap above. Two uPVC double glazed windows to the front and rear aspect. Inset spotlights. Opening onto: –

## Dining Area

9'8" x 15'7" (2.96 x 4.77 )



Continued wood effect flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Inset Spotlights.

## Utility

7'5" x 6'4" (2.27 x 1.94 )



Tiled effect flooring. Wall and base units with wooden worktops above. Undercounter space for washing machine and tumble dryer. Space for fridge freezer. Wall mounted boiler. UPVC door to the rear aspect. Ceiling light. Access into: –

## WC

2'5" x 6'3" (0.74 x 1.92 )



Continued tiled flooring. Wall mounted radiator. Low-level WC. Wash hand basin. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

## First Floor Landing

Fitted carpet. uPVC double glazed window to the rear aspect. Loft access. Ceiling light.

## Bedroom One

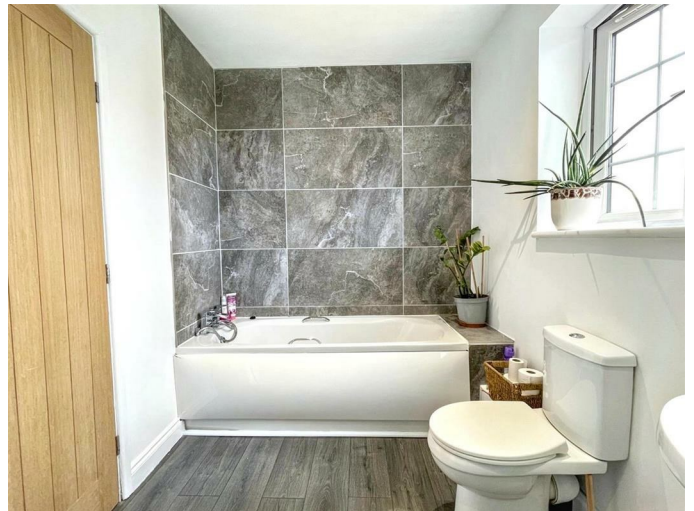
15'9" x 10'3" (4.81 x 3.13 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light. Loft access. Access into :-

## Ensuite

6'4" x 10'3" (1.94 x 3.13 )



Wood effect flooring. Low level WC. Pedestal wash hand basin. Wall mounted ladder style towel rail. Shower cubicle with rain style showerhead. Fitted bath with shower attachment. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Inset Spotlights.

### Bedroom Two

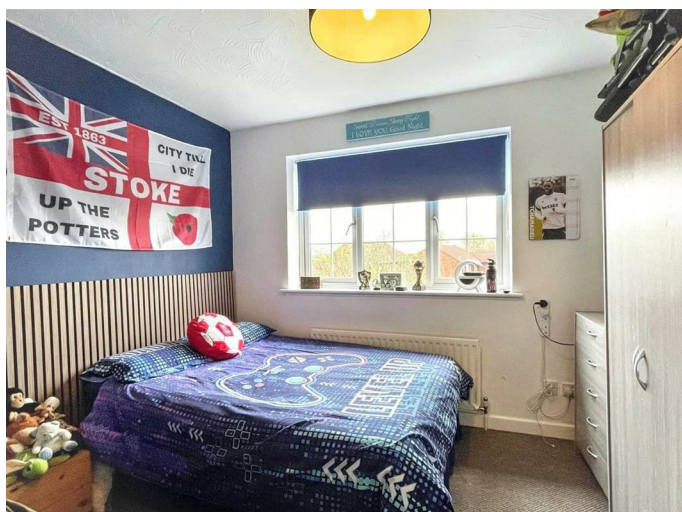
8'11" x 13'4" (2.72 x 4.07 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Three

10'4" x (3.16 x 3.16)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Four

8'5" x 10'2" (2.59 x 3.11 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bathroom

6'4" x 7'5" (1.95 x 2.28 )



Wood effect flooring. Low-level WC. Pedestal wash hand basin. Fitted bath. Wall mounted radiator. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

## Outside



The property occupies a generous corner plot, featuring a spacious enclosed rear garden mainly laid to lawn with a large paved patio, well-established borders, and useful storage sheds. To the front, a mature hedgerow provides privacy, alongside a dual access driveway offering ample off-road parking, with additional land to the side enhancing the overall outdoor space.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band D

### 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 advise.

### 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 Your Require 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.

## 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

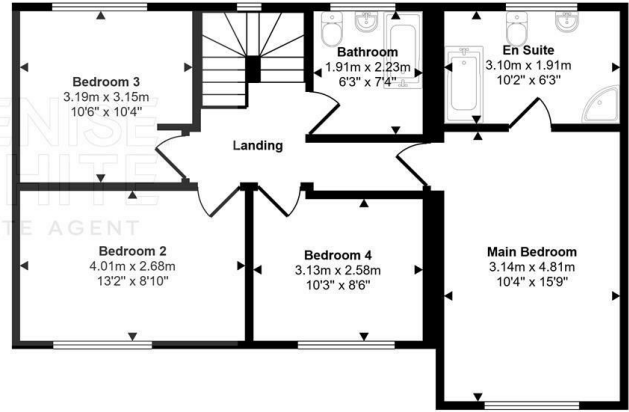
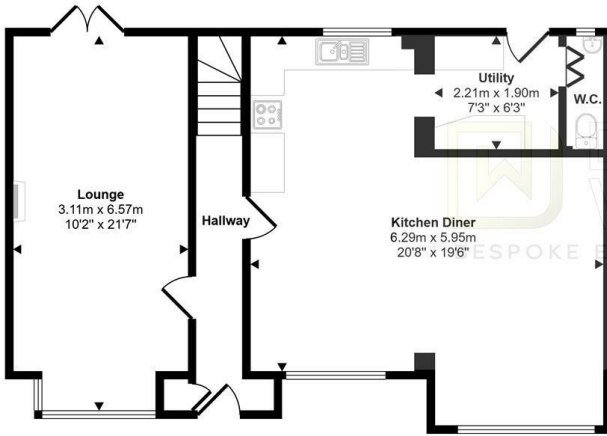
agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Anti-Money Laundering & 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.

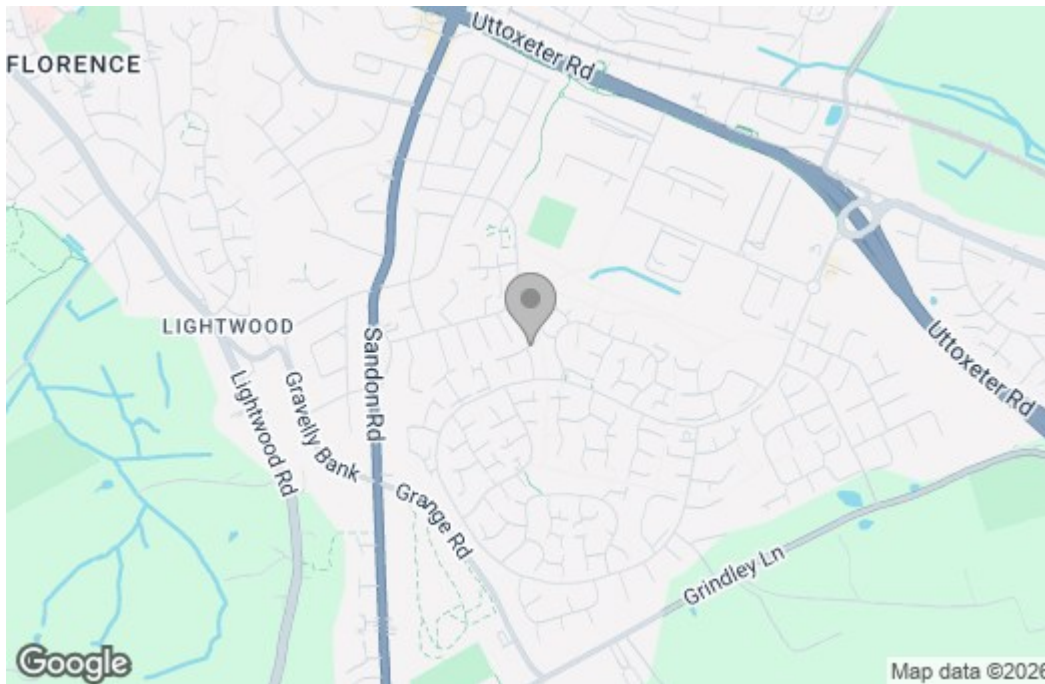
# Floor Plan

Approx Gross Internal Area  
135 sq m / 1451 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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