



4

Bedrooms



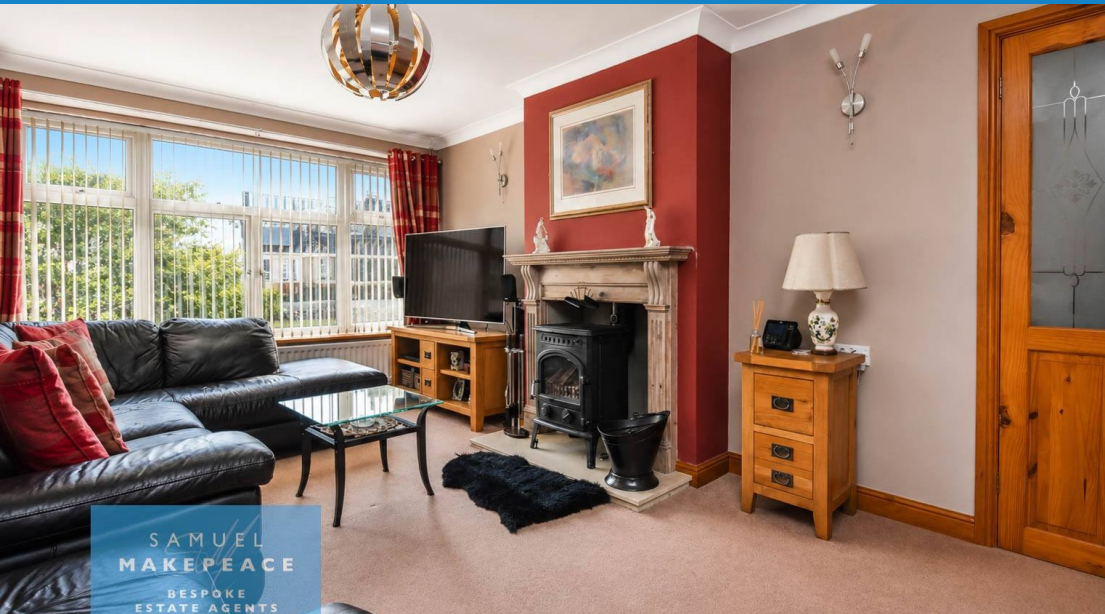
2

Bathrooms

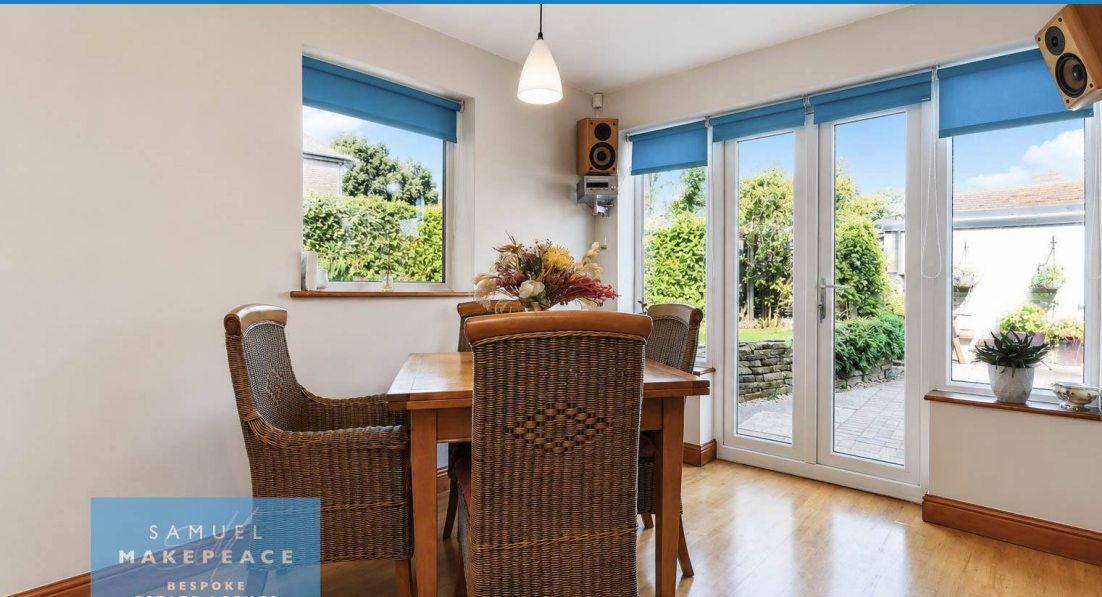


3

Receptions



- LARGE CORNER PLOT
- DRIVEWAY TO FRONT & REAR
- DETACHED GARAGE
- LARGER THAN EXPECTED PROPERTY
- THREE RECEPTION ROOMS
- SPACIOUS LOUNGE
- FOUR GREAT SIZED BEDROOMS
- BATHROOM TO GROUND FLOOR - SHOWER TO FIRST
- SOUGHT AFTER SEMI RURAL LOCATION
- NO UPWARD CHAIN



Country edges, castle views nearby, and commuter convenience all in one address — Grays Close is a home that offers more than first meets the eye. Set within the desirable semi-rural location of Scholar Green, this impressive four-bedroom detached property enjoys a peaceful setting close to open countryside, Mow Cop Castle and Kidsgrove Train Station, while still providing excellent access to everyday amenities and transport links.

The ground floor begins with a welcoming entrance hall featuring two double glazed windows, a composite entrance door, laminate flooring, under-stairs storage and a radiator. The living room offers a cosy and characterful space with a wood burner, while the dining room provides an ideal setting for family meals or entertaining, complete with two double glazed windows, French doors to the garden, wooden flooring and a vertical radiator.

The fitted kitchen includes a range of wall and base units, work surfaces, splashback, sink with drainer and half bowl, integrated cooker, gas hob, cooker hood, integrated dishwasher and spaces for a fridge freezer and washing machine. Also to the ground floor are a useful study, a versatile fourth bedroom/family room and a bathroom fitted with a bath, single shower, low-level WC, hand wash basin, tiled flooring, part-tiled walls, extractor fan and towel warmer radiator.

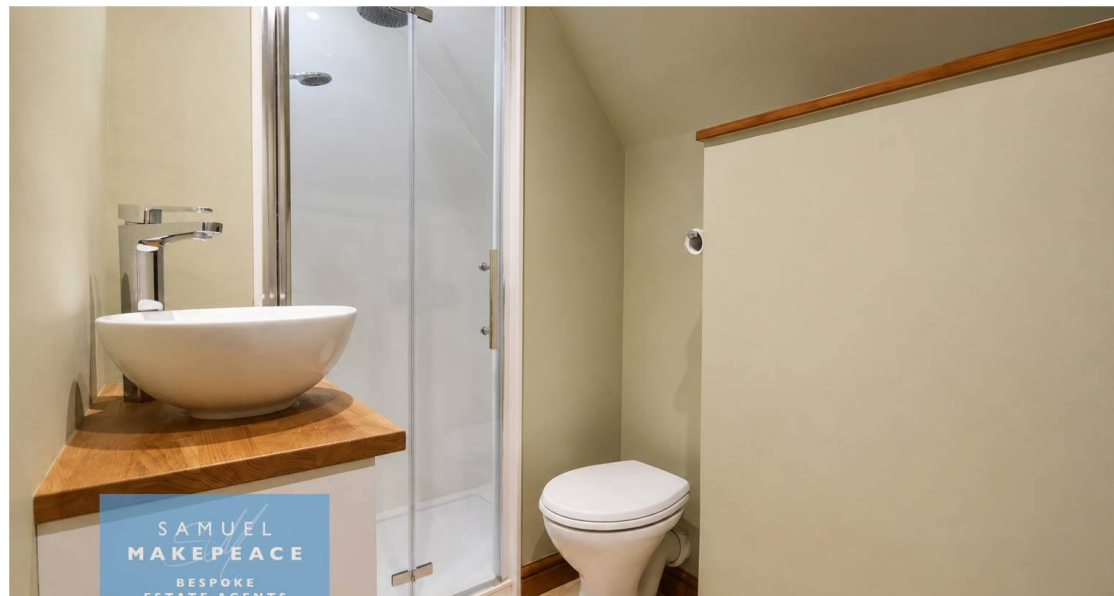
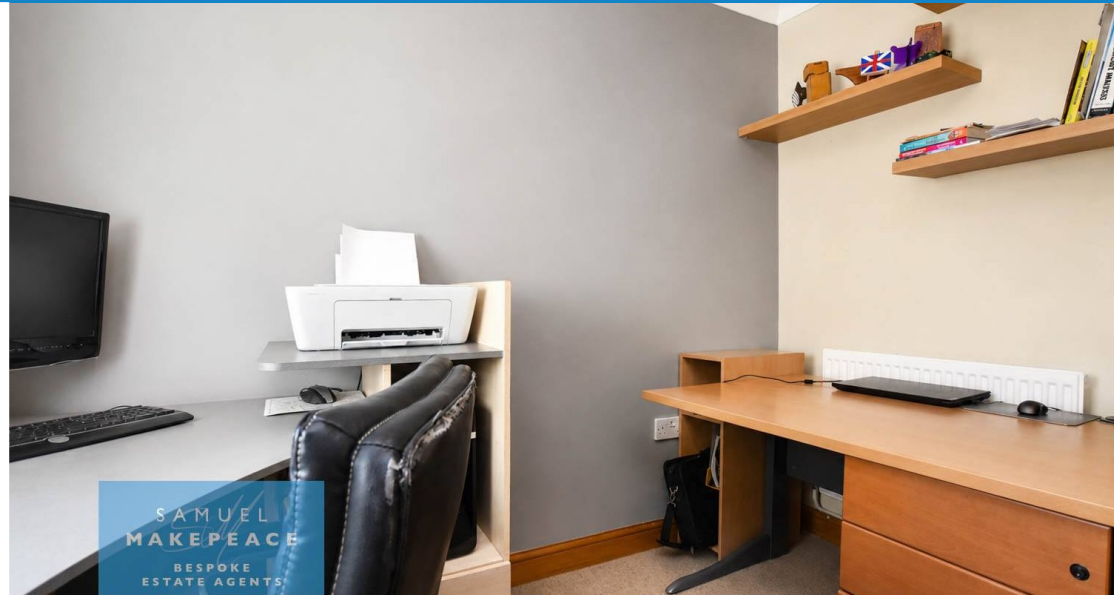
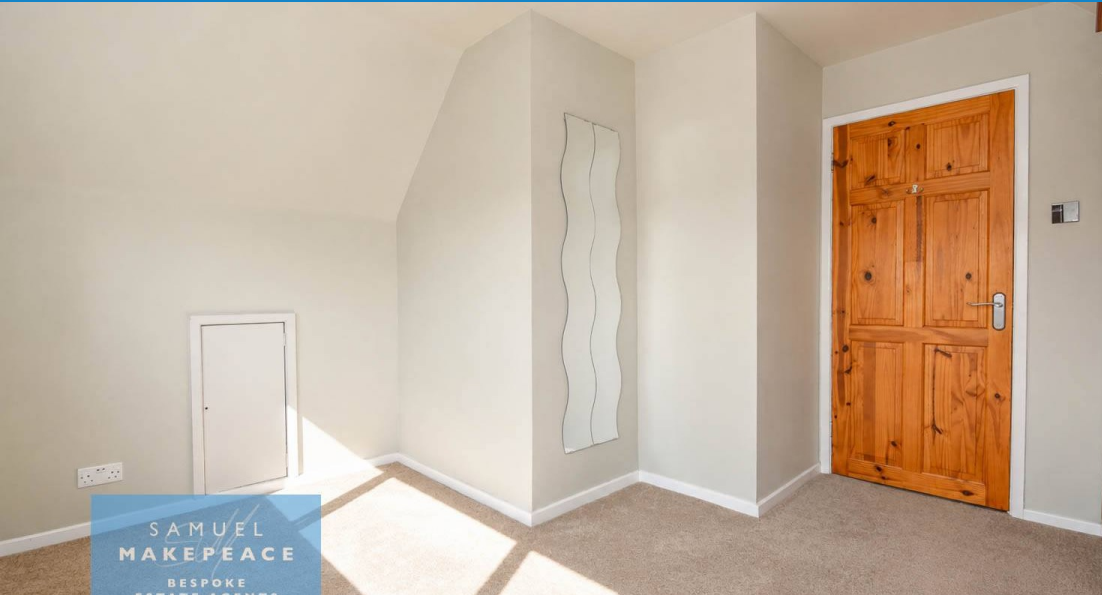
To the first floor, the landing features a Velux window, cupboard and loft access. There are three further bedrooms, with bedroom three benefitting from fitted wardrobes, along with a second bathroom comprising a single shower, low-level WC, hand wash basin with vanity unit, laminate tiled flooring, extractor fan and radiator. This flexible layout makes the home well suited to families, guests, home working or multi-generational living.

Externally, the property continues to impress with two driveways, a gravel frontage and side access. To the rear is a pleasant garden with a paved patio area, lawn, established shrubbery and outside tap. A detached single garage with up-and-over door, power, lighting, side door, window and space for a dryer adds further practicality. Offering space, flexibility and a sought-after semi-rural lifestyle close to Kidsgrove Train Station, this detached home is one not to miss.

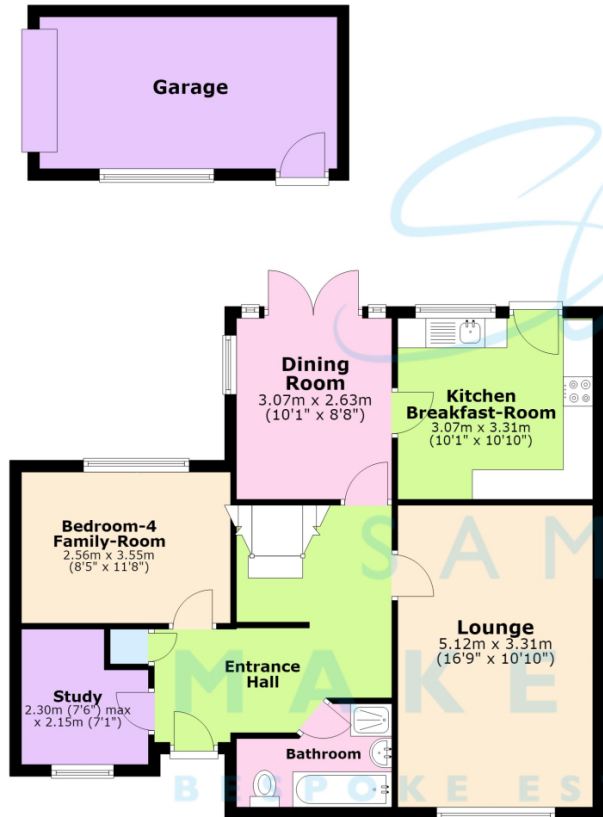
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Disclaimer:

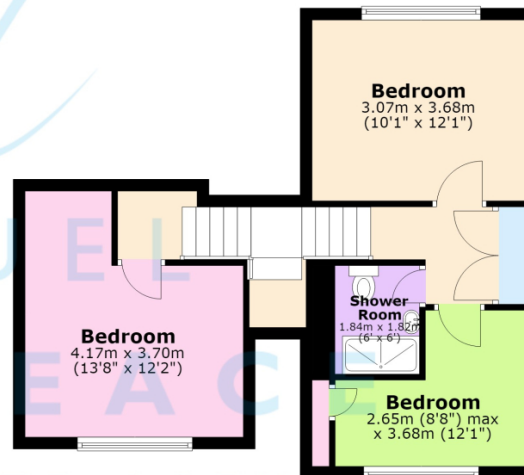
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Ground Floor



First Floor



Total area: approx. 126.9 sq. metres (1366.2 sq. feet)

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself.
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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Scholar Green, ST7

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