



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Reception



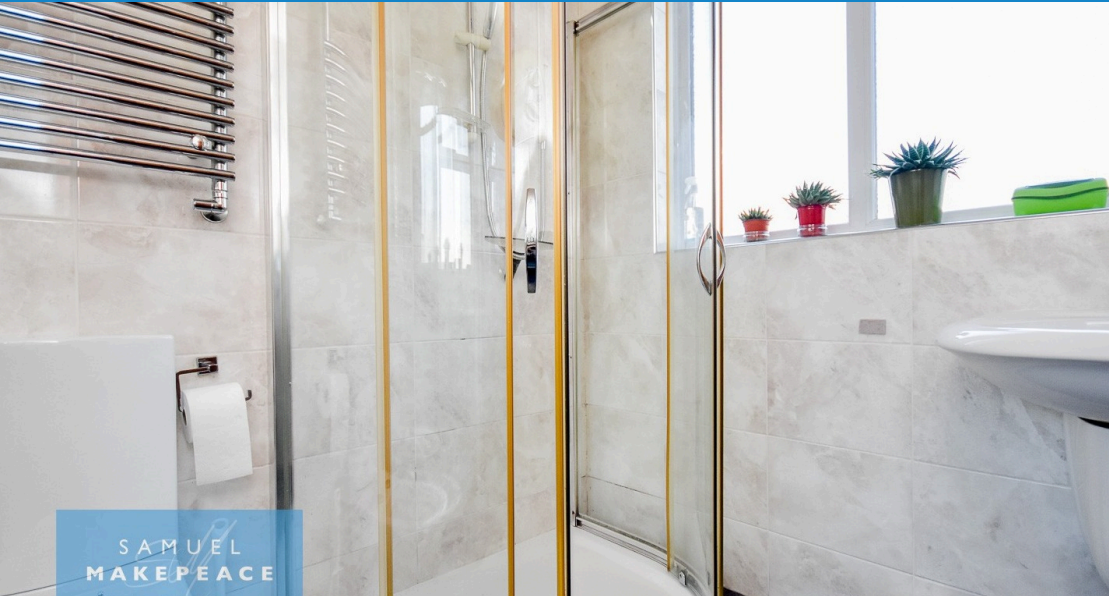
- GREAT TWO BEDROOM DETACHED BUNGALOW
- LOVELY, BOW FRONTED LOUNGE with gas fireplace
- SPACIOUS and BRIGHT KITCHEN/DINER
- MODERN FITTED KITCHEN with granite work surfaces
- TWO DOUBLE BEDROOMS one featuring fitted wardrobes
- CONTEMPORARY SHOWER ROOM with double shower cubicle
- GENEROUS LOFT SPACE with fixed pull down ladder
- AMAZING SIZED GARDEN
- BLOCK PAVED DRIVEWAY for two/three vehicles
- HIGHLY SOUGHT AFTER, QUIET LOCATION



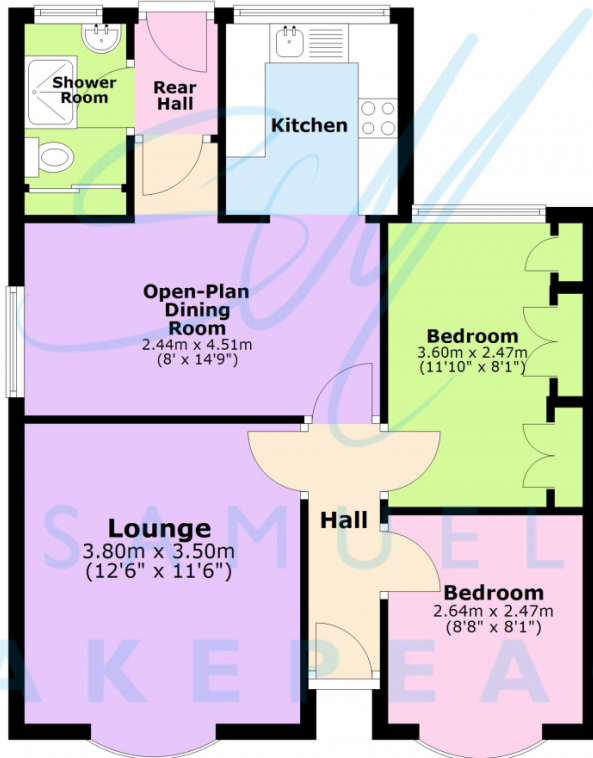
“As we walked through fields of gold...” you may feel that same peaceful charm as you arrive on Whitfield Road, Ball Green, where this delightful two-bedroom detached bungalow sits within a quiet and highly desirable location. Set behind a neat lawn with attractive flower beds, the property also benefits from a block paved driveway providing parking for two to three vehicles. Step through the storm porch into a bright entrance hall leading to all rooms, including the bow-fronted lounge to the front, a cosy and inviting space complete with a gas fireplace. To the rear is a spacious open-plan kitchen/dining room, a light and airy room ideal for entertaining, featuring sleek laminate flooring, ample storage cupboards, stylish granite work surfaces, a ceramic sink and tiled flooring in the kitchen area. A rear hall provides access out to the garden. The bungalow offers two double bedrooms, one to the front with a bow window and one to the rear with fitted wardrobes, along with a contemporary shower room fitted with a double shower cubicle, tiled walls and flooring, and built-in storage. Outside, the lovely rear garden enjoys a paved patio area with shrubs, steps up to a spacious lawn, and two separate storage sheds. A charming bungalow with plenty of potential to create a beautiful home – a place where it may truly feel like you’re **walking through fields of gold**. Contact Samuel Makepeace Bespoke Estate Agents Today!

Disclaimer:

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Ground Floor



Total area: approx. 56.4 sq. metres (606.9 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. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Whitfield Road, Ball Green, Stoke-on-Trent

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