



12 Derek Drive, Stoke-On-Trent, ST1 6BY

Offers in the region of **£220,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"A house that has character has a soul" ~ Frank Lloyd Wright

A beautifully presented, traditional bay-fronted semi-detached home in the sought-after area of Sneyd Green, combining elegant period features with stylish modern living. Boasting Minton tiled flooring, high ceilings and picture rails, alongside a stunning open-plan living kitchen with French doors to the garden. With three well-proportioned bedrooms, driveway parking and an attached garage, this is an ideal family home in a convenient location close to schools and amenities, including Hanley Park.

Denise White Estate Agents Comments

A traditional bay-fronted semi-detached home, beautifully presented throughout and positioned within the ever-popular area of Sneyd Green, this impressive property seamlessly blends period charm with modern family living.

Retaining a wealth of original features including Minton tiled flooring, picture rails and high ceilings, the home immediately impresses. An entrance porch opens into a welcoming hallway, where the original tiled floor sets the tone and stairs rise to the first floor. Doors lead through to the ground floor accommodation, including a bright and elegant lounge positioned to the front aspect. A bay window floods the room with natural light, creating a warm and inviting space.

Spanning the full width of the rear elevation is a stunning living kitchen, thoughtfully designed to provide both practicality and sociable living. Beautifully fitted with a range of modern units and integrated appliances, the kitchen flows effortlessly into a generous dining and lounging area – perfect for everyday family life and entertaining alike. uPVC French doors open directly onto the rear garden, extending the living space outdoors. A useful utility/WC is conveniently accessed from the lounge area.

To the first floor, the property continues to impress with two spacious double bedrooms, each enjoying large bay windows, alongside a generous third bedroom. A contemporary family bathroom completes the accommodation.

Externally, a driveway provides off-road parking for up to three vehicles and leads to an attached single garage. Sizeable gardens wrap around the side and rear of the property, enjoying a good degree of privacy. Predominantly laid to lawn, the gardens offer ample space for children and pets to play safely, complemented by paved patio areas ideal for alfresco dining and entertaining.

The property is ideally situated within easy reach of highly regarded local schools, everyday shops and

amenities. Hanley Forest Park is just a short drive away, along with the city centre and its wider leisure and retail facilities.

An ideal family home offering space, character and convenience – early viewing is highly recommended.

Entrance Porch

uPVC entrance doors to the front aspect. Ceiling light. Original stained glass entrance door leading into:-

Entrance Hall

10'7" x 6'2" (3.23 x 1.88)

Minton tiled flooring. Radiator. Stairs leading to first floor. Ceiling light. Doors leading into:-

Lounge

11'5" x 12'4" into bay (3.49 x 3.76 into bay)



Laminate flooring. Radiator. uPVC Bay window to the front aspect. Ceiling light.

Living Kitchen

12'4" max x 11'4" extending 23'10" (3.76 max x 3.47 extending 7.28)



Fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated four ring induction hob with extractor over, single electric oven and microwave. Wall mounted upright radiator. Fire recess housing a multi-fuel stove set on a slate flagged hearth. uPVC French doors leading to the rear garden. uPVC windows to the side aspects. Two ceiling lights. Door leading into:-

Utility Room/ WC

6'8" x 6'0" (2.05 x 1.84)



Fitted with a low level WC and wall mounted wash hand basin. Plumbing for automatic washing machine and space for tumble dryer with work

surface over. Vinyl flooring. Wall mounted upright radiator. Obscured UPVC window to the rear aspect. Ceiling spotlights.

First Floor Landing



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

Bedroom One

13'0" x 11'5" (3.98 x 3.48)



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

Bedroom Two

12'11" x 10'3" (3.95 x 3.13)



Exposed wooden painted flooring. Radiator. Fitted with a range of built in wardrobes with overhead storage. uPVC Bay window to the front aspect. Picture rail. Ceiling light.

Bedroom Three

6'9" x 6'1" (2.08 x 1.87)



Laminate flooring. Radiator. uPVC window to the front aspect. Ceiling light.

Bathroom

7'10" x 6'1" (2.41 x 1.87)



Fitted with a suite comprising of a 'P' shaped bath with rainfall shower over and a vanity unit housing a low level WC and wash hand basin. Wall mounted storage cupboards and inset lighting and mirror. Vinyl flooring, Part tiled walls. Obscured uPVC window to the rear aspect. Ceiling light.

Outside



To the front of the property there is a driveway which provides ample off road parking and leads to an attached single garage.

Garage

16'4" x 9'8" (5.00 x 2.96)

Up and over door to the front aspect. Power and light. Windows to the side aspect.

Gardens



The property enjoys generous gardens wrapping around the side and rear, offering an excellent degree of privacy and space for all the family. Predominantly laid to lawn, the gardens provide safe and secure areas for children and pets to play, while paved patio seating areas create the perfect setting for alfresco dining, summer barbecues and entertaining friends. Well-proportioned and versatile, the outdoor space complements the sociable living accommodation perfectly and enhances the home's overall appeal.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band B

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.

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.

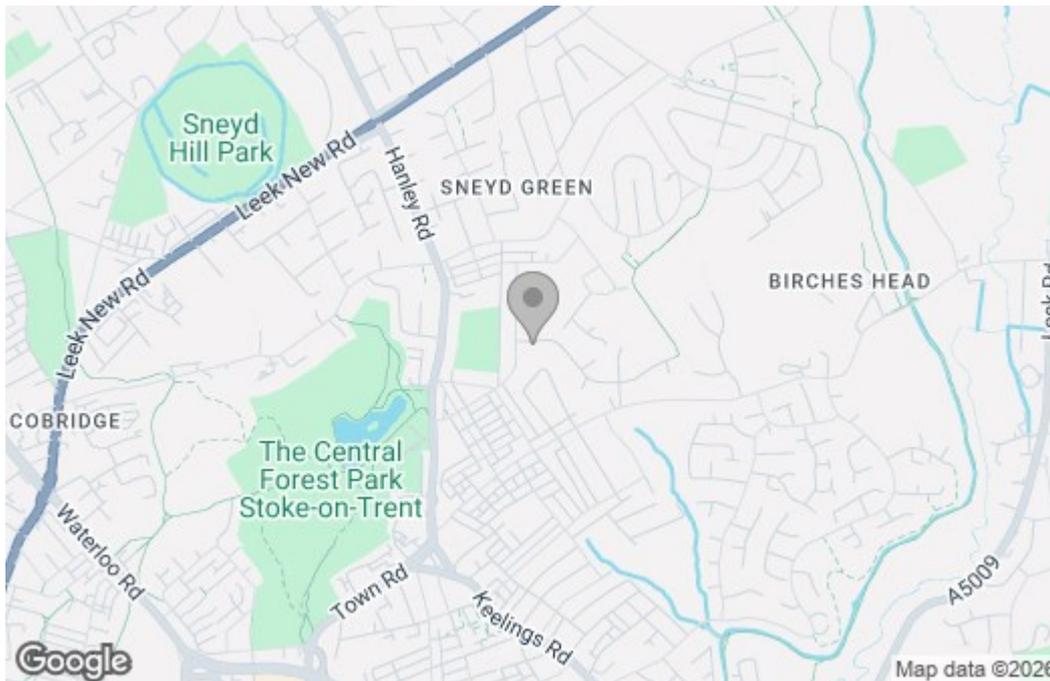
Floor Plan

Approx Gross Internal Area
102 sq m / 1095 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)	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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
England & Wales		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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