




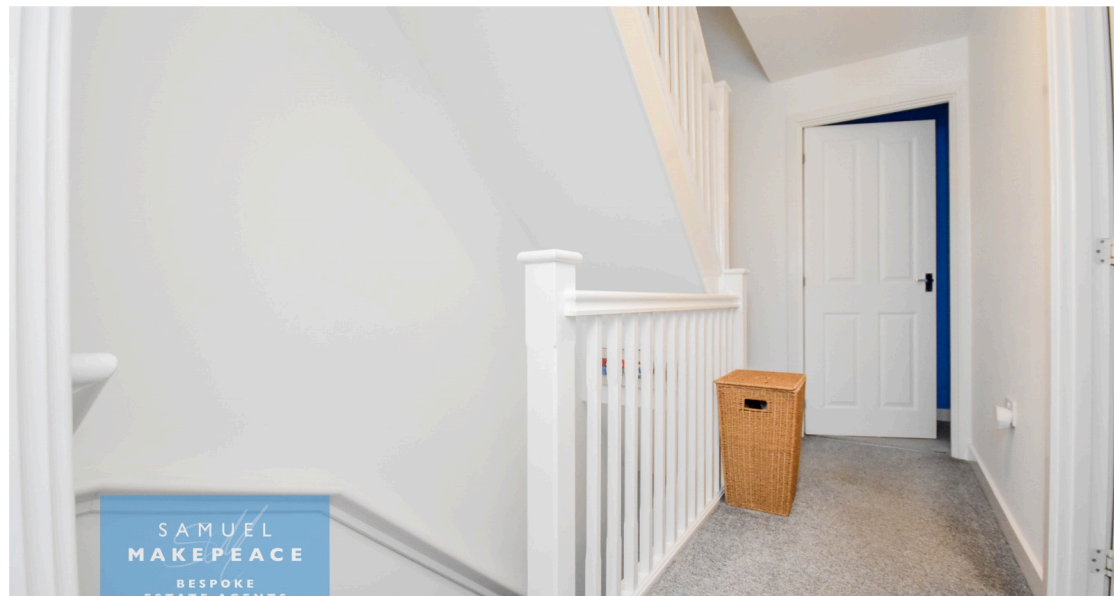
 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception



- **STUNNING THREE STOREY SEMI-DETACHED HOUSE**
- **GORGEOUS, OPEN-PLAN KITCHEN/LIVING AREA** with breakfast bar, integrated appliances and patio doors
- **CONVENIENT DOWNSTAIRS WC**
- **TWO GREAT SIZED BEDROOMS** on the first floor
- **MODERN FAMILY BATHROOM** with bath and overhead shower
- **AMAZING SECOND FLOOR MASTER BEDROOM** with two velux windows and store cupboard
- **LOVELY REAR GARDEN** with patio, lawn and gated rear access
- **DRIVEWAY FOR TWO VEHICLES**
- **HIGHLY SOUGHT AFTER AREA**



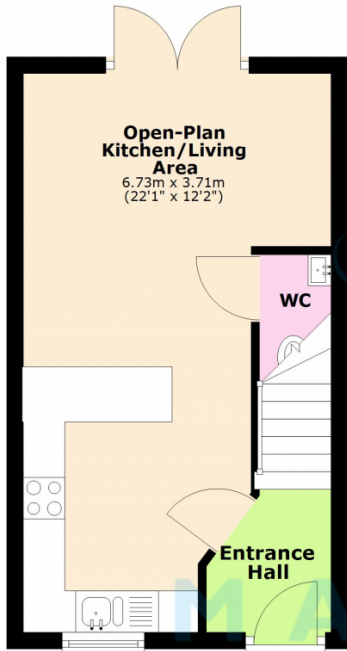
CALL IT CLOSE TO PERFECT. Tucked away on the gorgeous, quiet cul-de-sac of Joseph Austin Close on a lovely Hartshill estate, this beautifully presented three-bedroom, three-storey home is a real showstopper and comes with the huge bonus of no upward chain. The inviting frontage sets the tone immediately, with a tidy front lawn and a driveway offering space for two cars. Step inside to a warm and welcoming entrance hall before moving through to the stunning open-plan kitchen and living space, ideal for everyday living and entertaining alike. The modern kitchen sits to the front with stylish cupboards, integrated appliances including a washing machine, dishwasher, fridge and freezer, and a breakfast bar that's perfect for morning coffees or casual catch-ups. To the rear, the living area is bright and relaxing, with patio doors opening out to the garden, making it easy to enjoy summer evenings or weekend barbecues, and there is also a convenient downstairs WC. On the first floor are two great-sized bedrooms, one overlooking the garden and the other to the front with two windows flooding the room with light, along with a beautiful family bathroom featuring a bath with overhead shower. The top floor is dedicated to the gorgeous, large master bedroom, complete with two Velux windows creating a calm retreat, plus a handy storage cupboard off the landing. Outside, the rear garden offers a great balance of patio and lawn with gated rear access, perfect for relaxing, playing or entertaining. Ideally positioned close to the Royal Stoke Hospital, local amenities and excellent commuter and transport links, this stunning home is immaculately presented and ready to move straight into. Contact Samuel Makepeace Bespoke Estate Agents Today to make it your perfect ending!

Disclaimer:

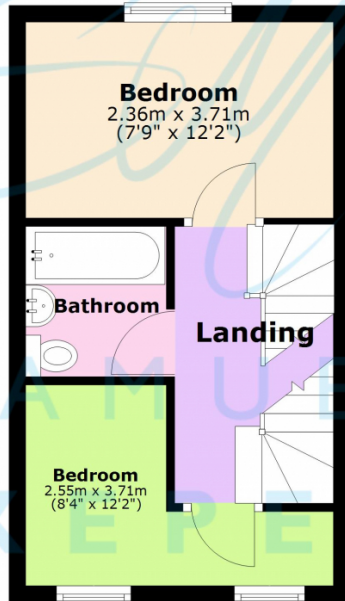
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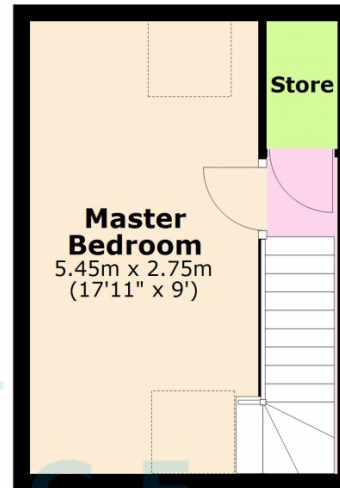
Ground Floor



First Floor



Second Floor



Total area: approx. 70.4 sq. metres (758.0 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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Stoke-on-Trent, ST4

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