



## 14 Fielden Close, Stoke-On-Trent, Staffordshire, ST6 8XG

Offers In The Region Of £225,000

- Detached bungalow
- Low maintenance tiered garden
- Conservatory
- 2 bedrooms
- Driveway
- NO ONWARD CHAIN
- 2 loft room
- Detached garage

# 14 Fielden Close, Stoke-On-Trent ST6 8XG

Whittaker & Biggs are pleased to present this two-bedroom detached bungalow, situated in a quiet cul-de-sac. This home has been exceptionally well cared for and benefits from a professional attic conversion providing two flexible loft rooms, perfect for anyone needing extra space.

Significant investment has been made in the property, including newly replaced roofs in 2024 on both the bungalow and the detached garage, providing a massive future saving for the new owner. The home is fully double-glazed and powered by a modern Worcester combi boiler.

The layout includes a bright lounge, two bedrooms, and a well-equipped kitchen with a Carrera four-ring gas hob and electric fan-assisted oven. To the rear, the large conservatory features a tiled floor and radiator, making it a comfortable second living area in all seasons.



Council Tax Band: C



## Ground Floor

- Size : -

### Porch

2'11" x 2'10"

UPVC double glazed door to the side aspect. - Size : - 2' 11" x 2' 10" (.90m x .87m)

### Hall

10'6" x 8'7" Max measurement

Wood glazed door to the side aspect, storage cupboard, radiator. - Size : - 10' 6" x 8' 7" (3.20m x 2.62m) Max measurement

### Bedroom Two \ Dining Room

10'11" x 8'11"

UPVC double glazed window to the frontage, radiator, cupboard housing the Worcester combi boiler, meter cupboard. - Size : - 10' 11" x 8' 11" (3.33m x 2.72m)

### Sitting Room

29'0" x 11'4" Max measurement

UPVC double glazed bay window to the frontage, living flame gas fire, stone effect hearth and surround, radiator, stairs to the first floor. - Size : - 29' 0" x 11' 4" (8.84m x 3.46m) Max measurement

### Bedroom One

12'8" x 11'5"

UPVC double glazed window to the rear, radiator. - Size : - 12' 8" x 11' 5" (3.86m x 3.48m)

### Kitchen

10'11" x 8'8"

Wood glazed door to the rear, UPVC double glazed window to the rear, units to the

base and eye level, Carrera four ring gas hob, Carrera electric fan assisted oven, composite sink and a half with drainer, chrome mixer tap, integral under counter fridge, extractor hood, kitchen integral washer dryer under counter top. - Size : - 10' 11" x 8' 8" (3.33m x 2.64m)

### Bathroom

5'11" x 7'5" Max measurement

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over with Crome fittings, glass shower screen, vanity wash hand basin, chrome taps, low level WC, radiator, fully tiled. - Size : - 5' 11" x 7' 5" (1.80m x 2.27m) Max measurement

### Conservatory

15'1" x 11'2"

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor, radiator. - Size : - 15' 1" x 11' 2" (4.60m x 3.40m)

### First Floor

- Size : -

### Loft Room One

12'5" x 7'5"

Maximum height 1.81 metres.

Circular stained glass window, eaves storage, radiator. - Size : - 12' 5" x 7' 5" (3.79m x 2.26m)

### Loft Room Two

9'11" x 7'9" Max measurement

Maximum height 1.84 metres.

Circular stained glass window, eaves storage, radiator, en-suite. - Size : - 9' 11" x 7' 9" (3.02m x 2.36m) Max measurement

## Shower Room

5'5" x 4'4" Max measurement

Shower cubicle, electric Mira shower, vanity wash hand basin, chrome taps, low level WC. - Size : - 5' 5" x 4' 4" (1.65m x 1.33m) Max measurement

## Externally

To the frontage, paved driveway leading to the detached garage, mature trees and shrubs.

To the rear, tiered garden, three paved patios, hedge boundary, mature trees and shrubs. - Size : -

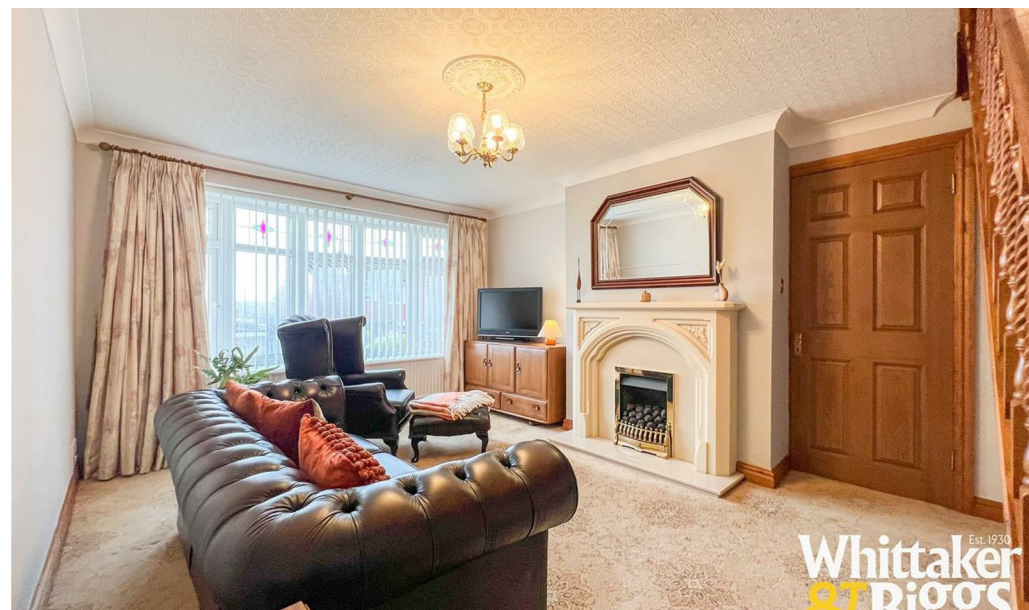
## Garage

16'0" x 9'4"

Brick construction, metal doors, UPVC window to the side, power and light. - Size : - 16' 0" x 9' 4" (4.87m x 2.85m)

## AML REGULATIONS

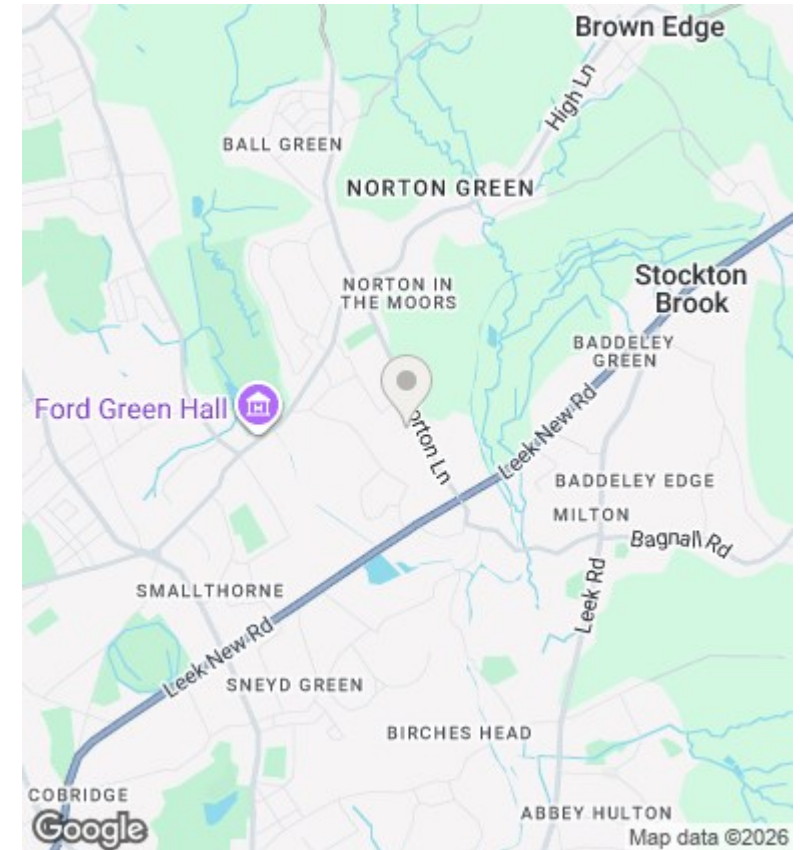
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Heliplan ©2025



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	