

Millbrook Grove Milton Stoke-On-Trent ST2 7DY



Offers In Excess Of £250,000

Millbrook Grove, Milton, Stoke-On-Trent, ST2 7DY

If a stunning family home is what you desire -
This beautiful property in Millbrook Grove I guarantee you will admire! -
With THREE BEDROOMS, WC and bathroom -
Plus lounge/diner modern kitchen and separate utility room. -
If that's not enough, there's a shower room and conservatory too -
Plenty of space for everyone all the way through! -
Off road parking, workshop and stunning landscaped garden to complete -
This amazing house in sought after Milton is a real treat! -
Guaranteed to be popular, do not delay, -
Call DEBRA TIMMIS and arrange to view today!

Nestled in the charming Millbrook Grove, Milton, this beautifully presented extended semi-detached house offers a perfect blend of comfort and style. The property is ideally situated in a popular location, close to local amenities and schools, making it an excellent choice for families and professionals alike.

Upon entering, you are welcomed by a delightful entrance porch that leads into a spacious hallway. The ground floor features a generous lounge and dining room, perfect for entertaining guests or enjoying family time. The stylish kitchen is well-equipped and there is a spacious conservatory, which provides an abundance of natural light and a lovely view of the garden. Additionally, there is a convenient shower room, a storage room, and a utility, enhancing the practicality of the home.

The first floor comprises three well-proportioned bedrooms, offering ample space for relaxation and rest. A family bathroom and a separate WC complete this level, ensuring convenience for all residents.

Outside, the property boasts delightful gardens that provide a tranquil outdoor space for leisure and recreation. A workshop adds further utility, catering to those with hobbies or DIY interests. The house is situated in a peaceful cul-de-sac position, ensuring a quiet and safe environment. This property is a true gem, and viewing is highly recommended to fully appreciate all it has to offer. Whether you are looking for a family home or a place to settle down, this semi-detached house is sure to meet your needs and exceed your expectations.

Entrance Porch

Composite door and double glazed window to the front aspect. Access into the hallway.

Hallway

Composite door. Radiator. Stairs off to the first floor. Double glazed window to the side aspect. Useful storage cupboard.

Shower Room

7'8" x 4'9" (2.34 x 1.47)

White suite comprises, shower cubicle housing shower, vanity wash hand basin and low level WC. Heated towel rail. Inset ceiling spot lights. Extractor fan.

Lounge/Diner

24'0" plus bay x 11'1" (7.34 plus bay x 3.38)

Double glazed window to the front aspect. Inset feature fire. Two radiators. Coving with lighting. Double glazed windows and double glazed French doors with access into the conservatory.



Conservatory

18'4" x 7'11" (5.59 x 2.43)

Double glazed windows. Sky light. Radiator. Underfloor heating. Double glazed Bi-folding doors with access into the rear garden. Inset ceiling spot lights.



Kitchen

13'6" x 8'0" (4.13 x 2.45)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral dishwasher. Space for range style cooker. Extractor hood. Space for fridge/freezer. Two double glazed windows. Sky light. Inset sink and single drainer, mixer tap. Built-in wine rack.

Storage Room/Lobby

13'7" x 4'1" (4.16 x 1.27)

Double glazed door to the rear aspect. Built-in storage cupboards. Feature radiator. Two sky lights, Access to the utility.

Utility

9'9" x 4'1" (2.99 x 1.26)

Double glazed window. Plumbing for automatic washing machine and space for tumble dryer. Inset sink. Sky light.

First Floor

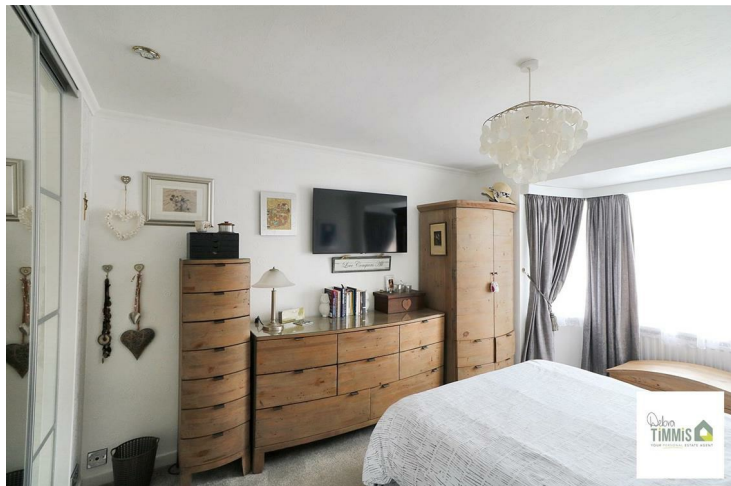
Landing

Double glazed window to the side aspect. Cupboard housing radiator. Loft access.

Bedroom One

14'2" into bay to robe x 10'5" (4.34 into bay to robe x 3.20)

Double glazed bay window to the front aspect. Built-in wardrobes. Radiator. Inset spot lights.



Bathroom

6'2" x 5'5" (1.90 x 1.67)

White suite comprises, panel bath with shower over and vanity wash hand basin. Heated towel rail. Inset ceiling spot lights. Double glazed window.

Separate WC

3'7" x 2'5" (1.11 x 0.75)

Double glazed window to the side aspect. Low level WC. Part tiled walls.

Externally

To the front aspect there is a well stocked feature garden. Paved parking area. Gated access to the rear garden and workshop. Enclosed rear garden with paved patio seating area. Steps to two additional seating areas. Well stocked planted beds.



Bedroom Two

10'4" x 9'2" to robe (3.15 x 2.81 to robe)

Double glazed window. Radiator. Built-in wardrobes.

Bedroom Three

8'2" x 7'3" (2.49 x 2.21)

Double glazed window. Radiator.

Workshop

23'4" x 9'1" (7.13 x 2.78)

With power and light. Double glazed window and door to the side aspect. Door to the front aspect.



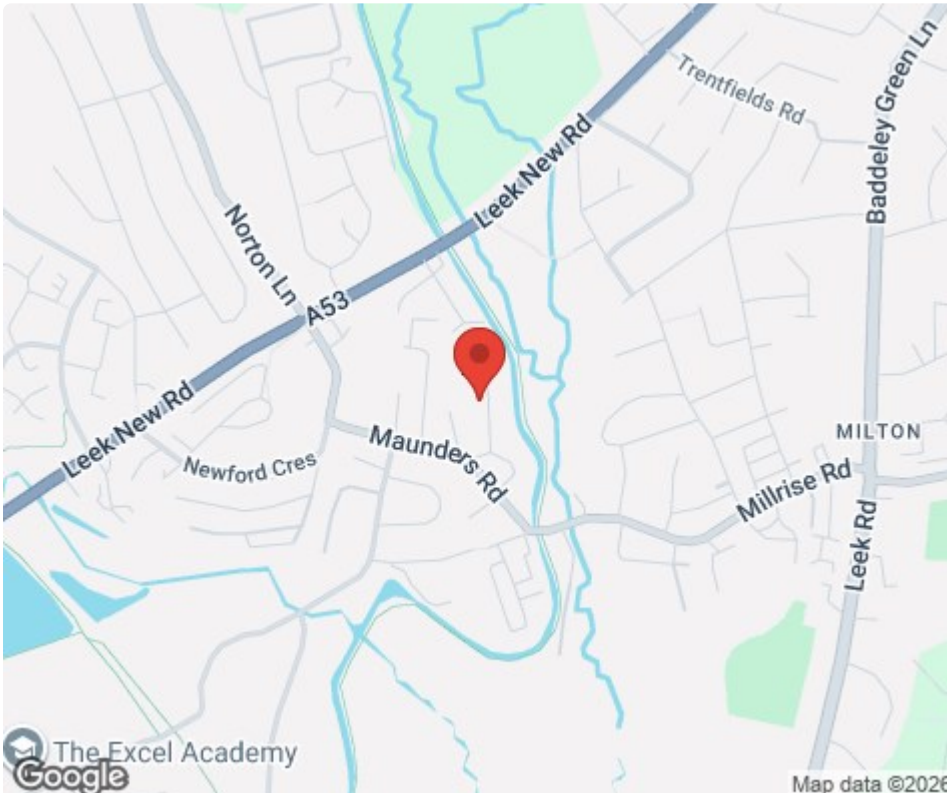
Approx Gross Internal Area
118 sq m / 1269 sq ft



Ground Floor
Approx 75 sq m / 807 sq ft

First Floor
Approx 43 sq m / 463 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.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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	

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