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ESTATE AGENTS & LETTINGS
Bob Gutteridge

11 Avion Close, Meir Park, Stoke-On-Trent, Staffordshire, ST3 7QP

Freehold Offers in excess of £220,000

Bob Gutteridge Estate Agents are proud to present to the market this immaculately presented, superbly modernised and thoughtfully reconfigured semi-detached bungalow, ideally situated within the highly sought-after Meir Park development. The property enjoys excellent access to the A50, along with close proximity to local shops, schools and everyday amenities. The current owner has meticulously upgraded the home to an exceptional standard, with no detail overlooked. Upon arrival, the property immediately impresses with a low-maintenance gravelled and brick-paved driveway, complemented by a recently constructed porch, creating a welcoming entrance and providing useful additional storage space. Internally, the property opens into a bright and inviting entrance hall, leading through to a stunning open-plan living space incorporating a contemporary fitted kitchen, lounge and dining area—perfectly designed for modern living and entertaining. A well-equipped utility room offers a functional space with ample storage space. The bungalow offers two well-proportioned bedrooms, including a spacious master bedroom with built-in wardrobes, alongside a luxurious, fully tiled shower room finished to a high specification. Externally, the rear garden has been equally well designed, featuring an Indian stone patio and artificial lawn for ease of maintenance, creating an ideal space for both relaxation and entertaining. The garden also provides access to versatile outbuildings, including a workshop and a dedicated home office—perfectly suited to today's lifestyle requirements.

This truly exceptional home is a rare find within this location, and early viewing is strongly recommended to fully appreciate the quality, space and craftsmanship on offer.

PORCH 2.08m x 1.35m (6'10" x 4'5")

With composite double glazed front access door incorporating inset leaded pattern, LED light fitting, coat hooks, feature wood panelling to wall, slate effect flooring and multi-glazed door providing access off to;

INNER HALLWAY

With mains/battery smoke alarm, three LED spotlight fittings, slate effect laminate flooring, power points and access leading off to;

OPEN PLAN FITTED KITCHEN / LOUNGE / DINING ROOM 5.03m x 3.18m (16'6" x 10'5")

With Upvc double glazed window to rear elevation and Upvc double glazed patio doors to the rear, six LED spotlight fittings, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, square edge work surfaces in granite effect with inset resin sink unit with mixer tap above, matching splashbacks., built-in Beko ceramic induction hob with Hisense fan assisted oven, slate effect laminate flooring, Heatmiser room stat, modern vertical radiator, TV aerial connection point and power points. Access leading off to;

UTILITY ROOM 2.67m x 1.68m (8'9" x 5'6")

With LED light fitting, access to loft space via retractable ladder, built-in shelving and storage space, square edge work surface, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, built-in hanging and shelving area, slate effect laminate flooring and power points.

BEDROOM ONE 2.90m x 2.62m (9'6" x 8'7")

With Upvc double glazed window to front elevation, pendant light fitting, panelled radiator, Heatmiser room stat, slate effect laminate flooring, built-in recess for TV with TV aerial connection, power points with USB ports and built-in double and single wardrobes with overbed storage providing ample domestic hanging and storage space.

BEDROOM TWO / SNUG 2.90m x 2.29m (9'6" x 7'6")

With Upvc double glazed window to front elevation, pendant light fitting, panelled radiator, built-in recess for TV with TV aerial connection point, power points, slate effect laminate flooring and Heatmiser room stat.

LUXURY FULLY TILED BATHROOM 2.03m x 1.55m reducing to 1.45m (6'8" x 5'1" reducing to 4'9")

With Upvc double glazed frosted window to side elevation, LED enclosed light fitting, extractor fan, fully tiled in modern wall ceramics, slate effect laminate flooring, a white suite comprising low level dual flush WC, vanity sink unit with monobloc chrome mixer tap above plus a mirrored frontage reveals a built-in storage, walk-in shower cubicle with multi-jet shower and separate handheld attachment, inset spotlight fittings to built in shelf to complete this contemporary space.

EXTERNALLY

FORE GARDEN

Bounded by mature laurels to borders with timber fencing, a brick paved and gravelled driveway provide ample off road parking and a timber gate provides access off to;

ENCLOSED LANDSCAPED REAR GARDEN

Bounded by mature laurels to borders along with timber fencing, an expansive Indian stone paved area allows ample patio and sitting space along with ease of maintenance, artificial grassed area, external lighting and access leads off to;

OUTBUILDINGS

WORKSHOP 5.54m x 2.18m (18'2" x 7'2")

With two Upvc double glazed windows to the side elevation, six LED light fittings, power points, built-in workbench, modern LVT grey flooring and steel access door.

HOME OFFICE 2.11m x 1.70m (6'11" x 5'7")

With Upvc double glazed French doors to the side elevation, two inset LED light fittings, power points, wall mounted electric heater and slate effect laminate flooring.

COUNCIL TAX

Band 'B' amount payable to City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

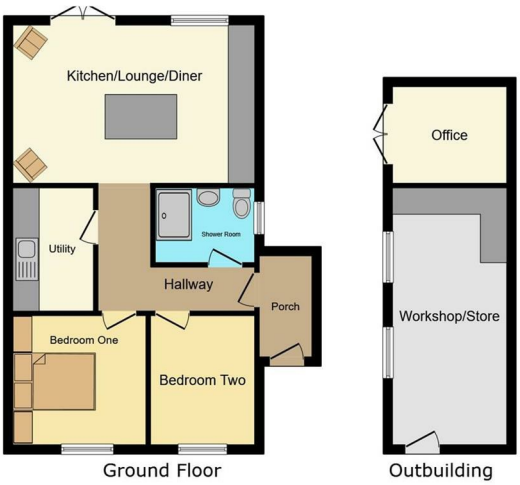
SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

11, Avion Close, Stoke-On-Trent, Staffordshire, ST3 7QP, GB



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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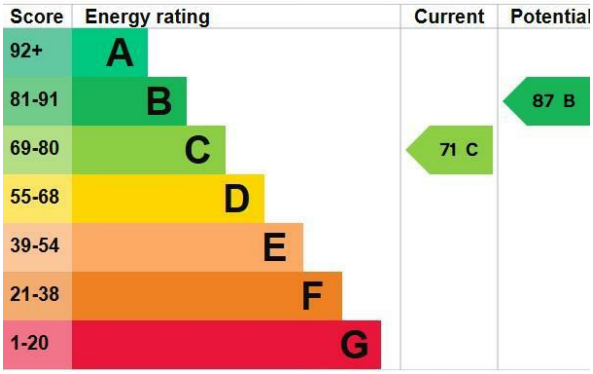

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

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