



SAMUEL  
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ESTATE AGENTS

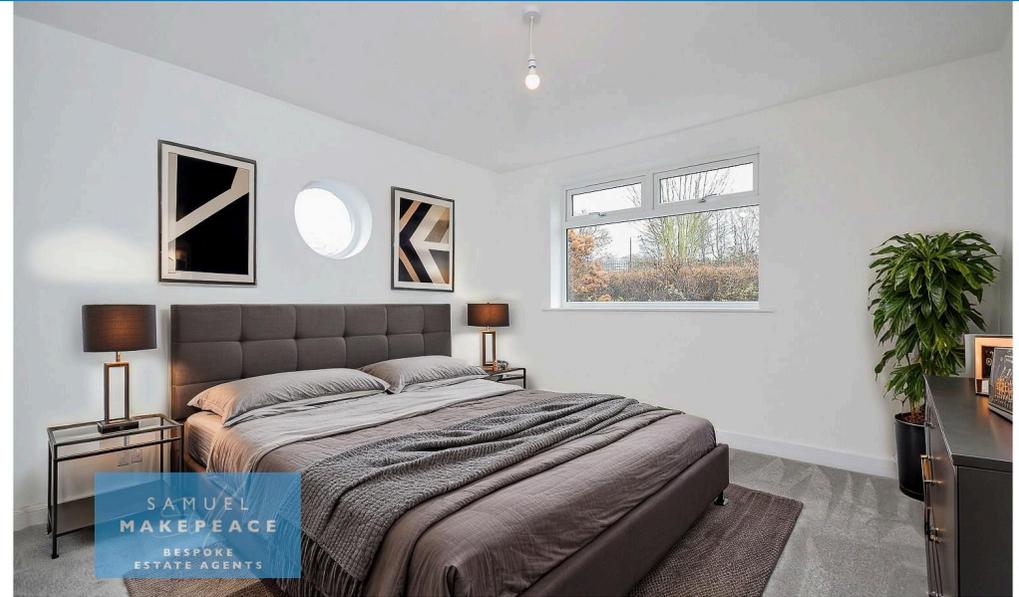
 **2**  
Bedrooms

 **1**  
Bathroom

 **2**  
Receptions



- METICULOUSLY RENOVATED THROUGHOUT
- LANDSCAPED GARDENS
- SPACIOUS ROOMS
- LARGE LOUNGE with PATIO DOORS
- OPEN PLAN KITCHEN DINING ROOM
- INTEGRATED APPLIANCES
- TWO/THREE DOUBLE BEDROOMS
- SPECTACULAR FAMILY BATHROOM
- DRIVEWAY & GARAGE
- NO UPWARD CHAIN



Prepare to be captivated by this stunning, fully renovated detached bungalow, perfectly positioned on the sought-after Dollys Lane in Burslem. This isn't just a house; it's a meticulously crafted home where contemporary style meets everyday comfort, offering a "turn-key" lifestyle for those who appreciate the finer things.

Step through the newly installed composite front door into an inviting entrance hall, where sleek laminate wood flooring and clever built-in storage set the tone for the rest of the property. The star of the show is undoubtedly the expansive open-plan kitchen and dining room. This bright, social hub features a range of modern wall and base units complemented by matching work surfaces and a stylish breakfast bar. Whether you're hosting a dinner party or enjoying a quiet morning coffee, you'll love the high-end finish, which includes a built-in double oven, integrated dishwasher, and fridge-freezer. A unique vintage full-height vertical radiator adds a touch of character to this sleek, functional space.

When it's time to unwind, the lounge offers a serene sanctuary. Bathed in natural light from the double-glazed patio doors that lead directly to the garden, it features newly installed plush carpets that feel wonderful underfoot.

The sleeping quarters continue the theme of modern luxury. Both bedrooms are generous doubles, finished with those same sumptuous new carpets. Bedroom One is particularly charming, boasting a feature porthole window that adds a quirky, architectural flair.

The family bathroom feels like a private spa, expertly designed with floor-to-ceiling tiles. It offers the best of both worlds: a deep bath for a long soak and a separate corner shower cubicle for those busy mornings, all finished with a modern vanity unit and a heated towel radiator for that extra bit of comfort.

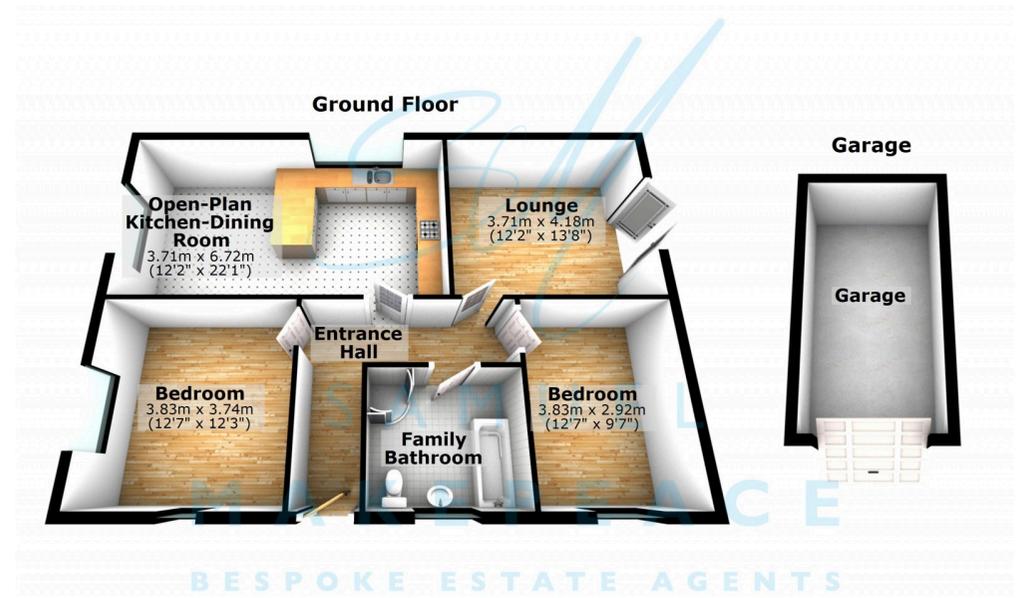
The transformation extends far beyond the interior walls. The exterior has been professionally landscaped to provide low-maintenance beauty year-round.

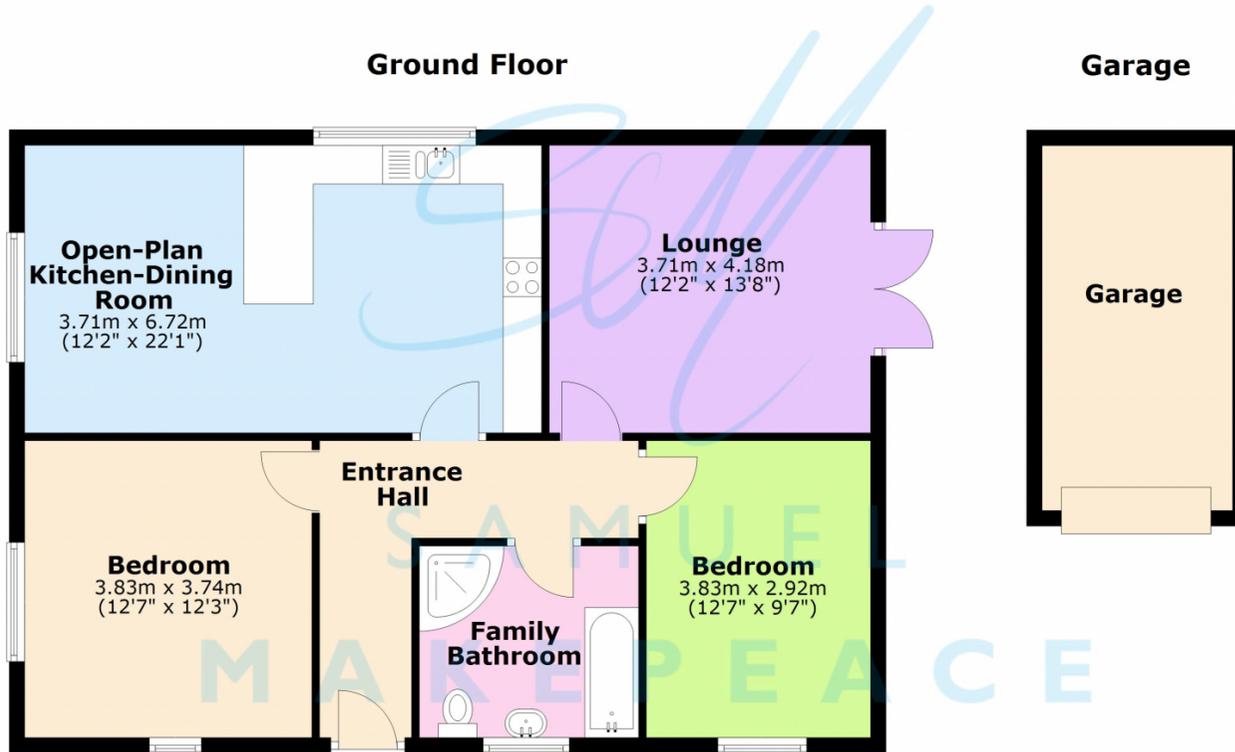
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Total area: approx. 95.7 sq. metres (1030.1 sq. feet)

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+)                                       | <b>A</b> |           |                         |
| (81-91)                                     | <b>B</b> |           |                         |
| (69-80)                                     | <b>C</b> |           | <b>74</b>               |
| (55-68)                                     | <b>D</b> | <b>63</b> |                         |
| (39-54)                                     | <b>E</b> |           |                         |
| (21-38)                                     | <b>F</b> |           |                         |
| (1-20)                                      | <b>G</b> |           |                         |
| Not energy efficient - higher running costs |          |           |                         |
| England, Scotland & Wales                   |          |           | EU Directive 2002/91/EC |

Address: Dollys Lane, Burslem, Stoke on Trent

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