



3

Bedrooms



1

Bathroom



1

Reception

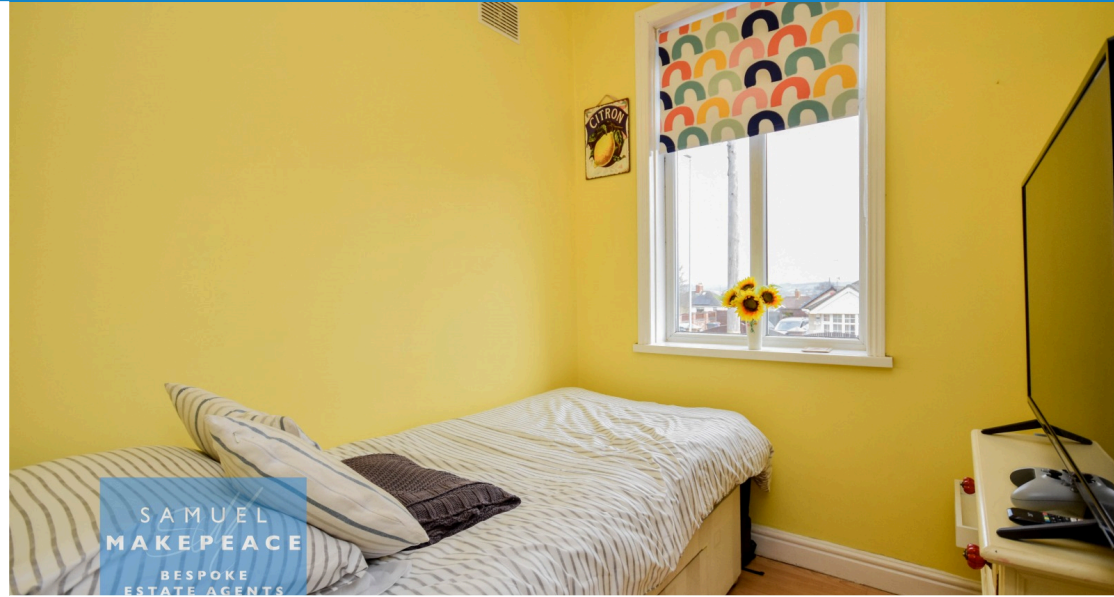
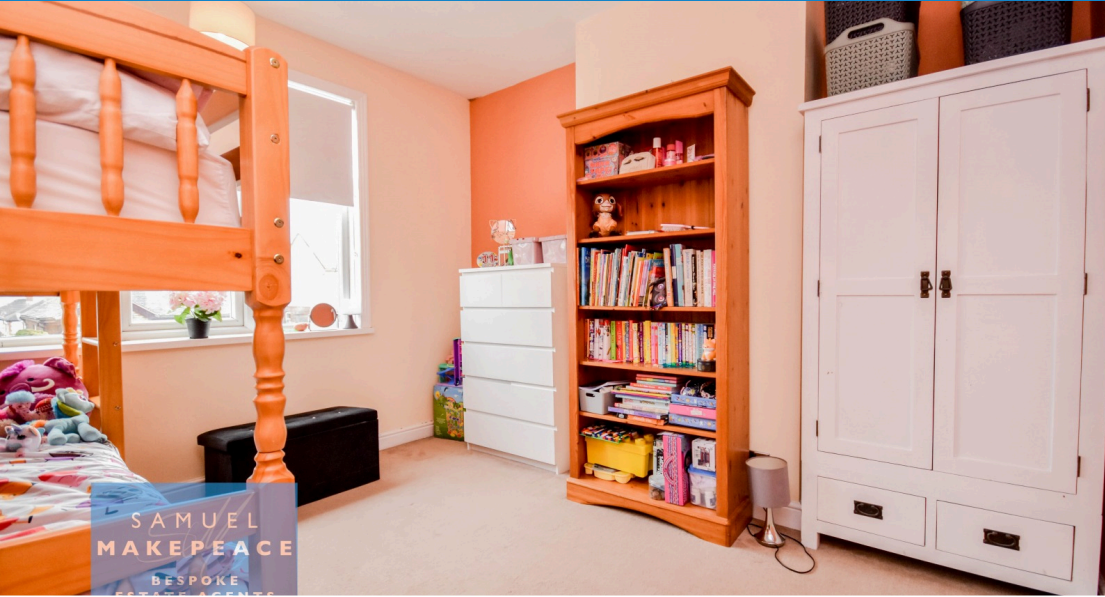


- **THREE BEDROOM SEMI DETACHED HOME PERFECT FOR SMALL FAMILIES & FIRST TIME BUYERS**
- **OPEN PLAN LIVING AREA with COSY WOOD BURNER & FRENCH DOORS**
- **RECENTLY INSTALLED OLIVE KITCHEN**
- **HANDY GROUND FLOOR WC**
- **THREE GOOD SIZED BEDROOMS - TWO DOUBLES & ONE FURTHER SINGLE**
- **MAIN BEDROOM with BESPOKE FITTED WARDROBES**
- **TILED WALK IN SHOWER ROOM**
- **LOW MAINTENANCE REAR GARDEN with ELECTRICS & GORGEOUS SUUMER HOUSE**
- **DETACHED GARAGE & EXTENSIVE DRIVEWAY TO FRONT & SIDE**
- **CELLAR ACCESS GREAT FOR STORAGE & FULLY BOARDED LOFT**



Are you on the hunt for your dream home? Look no further! This charming **three-bedroom semi-detached property** on **High Lane** is just what you've been searching for. Upon entering, you're welcomed by a spacious **entrance hall** that leads you through to the heart of the home. The **open-plan living and dining room** is bathed in natural light, thanks to the stunning **bay window** and **French doors** that open to a lovely rear garden—ideal for summer entertaining. On chilly evenings, the cozy **log burner** will keep the whole family warm and comfortable. The recently updated **kitchen** is designed with a cottage feel, offering plenty of cupboard space and modern **integrated appliances**, including a cooker and induction hob, perfect for preparing delicious meals. A convenient **WC** completes the downstairs layout. Upstairs, you'll find a spacious landing and **two double bedrooms** alongside a **single bedroom**. The master bedroom boasts **bespoke fitted wardrobes** and a large window with beautiful views of the garden. The sleek, **tiled shower room** adds a touch of luxury to the space. Externally, the property benefits from a **private paved driveway** at the front, with additional driveway space shared with the neighbour, leading to a **detached garage**. The garage offers ample storage space or could easily be transformed into a **home gym**. To the rear, there's a **paved patio area** with a retractable cover, perfect for enjoying the outdoors regardless of the weather. Down the paved steps, you'll discover a further seating area and a **summer house**—a delightful sun trap for those sunny days! The property also offers access to the **cellar**, providing plenty of additional storage space. Conveniently located within walking distance to local amenities and close to nearby schools, this home offers both comfort and practicality. If you think this property is the one for you, don't hesitate—**book a viewing today!**

Call **Samuel Makepeace Bespoke Estate Agents** now!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: High Lane, Chell, Stoke-on-Trent

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