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**65 Bernard Grove, Meir Heath, Staffordshire ST3 7NZ**  
**Price guide £499,950**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers

Having been extensively enlarged by way of an impressive wraparound extension, this exceptional detached residence has been transformed into a substantial and beautifully appointed family home, offering an outstanding blend of character, contemporary styling and versatile accommodation. Immaculately presented throughout, the property effortlessly combines traditional features with high-quality modern finishes, creating a home that is both elegant and perfectly suited to modern family life.

The accommodation is approached via a covered entrance porch leading into a welcoming entrance hall, which in turn opens into a spacious sitting and dining area. This flows seamlessly into the stunning open-plan kitchen, living and entertaining space, undoubtedly the heart of the home and designed with family living and social occasions in mind. A well-equipped utility room provides further practicality and offers internal access to the integral garage/store.

The ground floor also benefits from two generous double bedrooms and a beautifully appointed family bathroom, offering excellent flexibility for multi-generational living, guests or those seeking single-level accommodation. To the first floor are two further well-proportioned bedrooms, a stylish shower room and a superb home office, ideal for those working remotely or requiring additional versatile space.

Externally, the property continues to impress with a generous driveway providing ample parking for several vehicles, while to the rear a beautifully landscaped, fully enclosed garden enjoys an extensive paved entertaining terrace, a generous lawn and mature, well-stocked borders, creating a private and attractive outdoor setting.

Offering an exceptional level of space, impeccable presentation and a thoughtfully designed layout, this outstanding home is perfectly suited to growing or established families seeking a property that is ready to move straight into, with nothing to do but unpack and enjoy.



## The Accommodation Comprises

### Entrance Hall

17'6" x 9'5" (max) (5.33m x 2.87m (max) )

A welcoming first impression, the beautifully presented entrance hall has been thoughtfully refurbished and features attractive panelled walls, a contemporary feature radiator and a useful understairs storage cupboard. Natural light floods the space through glazed side panels flanking the composite front entrance door, creating a bright and inviting entrance that sets the tone for the immaculate accommodation beyond.

### Dining Room & Sitting Area

26'6" x 11'4" (8.08m x 3.45m )

Flowing seamlessly from the entrance hall, this beautifully appointed open-plan reception space provides an ideal setting for both everyday living and entertaining. A striking feature fireplace with a white mantel incorporates a contemporary electric wood-burning effect stove, creating an attractive focal point to the room. High-quality luxury vinyl herringbone flooring extends throughout, complemented by elegant panelled walls and an exposed timber beam that adds warmth and character. A charming uPVC double glazed bay window to the front elevation fills the room with natural light, while a radiator ensures year-round comfort.

### Open Plan Kitchen & Living Space

19'1" reducing to 15'8" x 21'3" (5.82m reducing to 4.78m x 6.48m)

Forming the heart of the home, this exceptional open-plan kitchen and living space has been thoughtfully designed for modern family living and entertaining. A striking exposed brick feature wall creates an impressive focal point, incorporating a bespoke media wall for television display and adding warmth and character to the contemporary interior.

The beautifully appointed kitchen is fitted with an extensive range of high and low-level cabinetry in a timeless white finish, complemented by luxurious quartz work surfaces and a traditional Belfast sink with mixer tap and an instant boiling water tap. Glazed display cabinets add an elegant finishing touch, while the contrasting charcoal central island provides both additional preparation space and informal seating. The island incorporates an induction hob with a sleek downdraft extractor, together with a built-in double drinks fridge, making it perfectly suited to entertaining.

A comprehensive range of integrated AEG appliances includes a double oven, microwave and fridge freezer, ensuring both style and practicality.

The living area enjoys an abundance of natural light, with aluminium triple glazed bi-folding doors spanning the rear elevation, seamlessly connecting the interior with the garden, complemented by two uPVC double glazed windows. Luxury herringbone-style vinyl flooring continues throughout, while two contemporary feature radiators, inset ceiling spotlights and overhead Velux windows complete this outstanding space, creating a bright, spacious and welcoming environment.

### Utility Room

6'7" x 8'6" (2.01m x 2.59m)

Complementing the kitchen perfectly, the well-appointed utility room continues the timeless white cabinetry, finished with attractive wooden work surfaces that provide ample preparation space. An inset enamel sink with drainer and mixer tap is set beneath part-tiled splashbacks, while an

excellent range of fitted base and wall units offers practical storage. Tongue and groove panelling adds character and charm, with inset ceiling spotlights and luxury herringbone-style vinyl flooring completing this stylish and functional space.

### Integral Garage/ Store

11'1" x 9'0" (3.38m x 2.74m)

Accessed directly from the utility room, the integral garage provides excellent storage space and is fitted with a traditional metal up-and-over door, offering practicality for secure storage, bicycles or workshop use.

### Principal Bedroom

12'6" x 12'6" (3.81m x 3.81m )

Conveniently located on the ground floor, the beautifully presented principal bedroom offers a stylish and relaxing retreat. A feature panelled wall creates an attractive focal point behind the bed, while a uPVC double glazed window to the front elevation allows for an abundance of natural light. The room is completed by a radiator and provides generous space for freestanding bedroom furniture.

### Bedroom Two

11'10" x 10'2" (3.61m x 3.10m )

Situated on the ground floor and enjoying a pleasant outlook over the rear garden, this versatile double bedroom benefits from uPVC double glazed patio doors providing direct access to the outside, creating a bright and airy feel. A contemporary dropped ceiling with feature perimeter lighting adds a stylish touch, while a radiator completes the room, making it equally suited as a guest bedroom or additional bedroom for the family.

### Family Bathroom

5'8" x 8'1" (1.73m x 2.46m)

Beautifully appointed, the family bathroom is fitted with a contemporary white suite comprising a panelled bath with chrome mixer taps and a mains-fed shower with glazed shower screen, together with a low-level WC and matching wash hand basin. The room is enhanced by stylish part-tiled walls, tiled flooring, inset ceiling spotlights and a radiator, while a privacy uPVC double glazed window provides natural light without compromising privacy.

### First Floor

Rising up from the Entrance Hallway the First Floor offers:

### Bedroom Three

18'0" x 10'2" (5.49m x 3.10m)

Occupying the first floor, this generously proportioned double bedroom offers an abundance of space and benefits from a comprehensive range of built-in wardrobes, providing excellent storage. Twin uPVC double glazed windows allow natural light to flood the room, creating a bright and airy feel, while a radiator completes this well-presented and comfortable bedroom.

### Bedroom Four

11'1" x 14'6" (3.38m x 4.42m)

Another well-proportioned double bedroom, benefiting from a range of built-in wardrobes providing excellent storage. A uPVC double glazed window ensures the room is filled with natural light, while a radiator completes this versatile space, making it ideal as a bedroom or Guest Bedroom.

### Shower Room

6'11" x 5'8" (2.11m x 1.73m)

Serving the first floor, the contemporary shower room is beautifully appointed with a modern white suite comprising a fully tiled walk-in shower enclosure with a mains-fed shower and glazed screen, a vanity wash hand basin with mixer tap and useful storage beneath, and a low-level WC. Neutral wall tiling to the shower area is complemented by coordinating tiled flooring, creating a stylish and cohesive finish. Further benefits include a chrome heated towel rail and a privacy uPVC double glazed window, allowing for natural light while maintaining privacy.

### Home Office

7'1" x 7'7" (2.16m x 2.31m)

Completing the first-floor accommodation is a superb home office, thoughtfully designed to provide an inspiring workspace. A striking feature panelled wall creates a stylish focal point, complemented by a contemporary feature radiator and attractive wood-effect flooring. A uPVC double glazed window overlooking the rear elevation allows for an abundance of natural light, making this a bright and inviting room, ideal for those working from home or equally suited as a hobby room or study.

### Outside

Occupying a desirable position within a popular residential setting, this beautifully refurbished home immediately impresses with its exceptional kerb appeal. A generous tarmac driveway provides ample off-road parking for several vehicles, complemented by a neatly maintained lawn and attractive, well-stocked flower borders that create a welcoming approach.

To the rear, the property enjoys a beautifully landscaped and fully enclosed garden, designed with both relaxation and entertaining in mind. An extensive paved patio spans the width of the property, providing an ideal space for outdoor dining and seating, before continuing around the side to offer convenient gated access to the front. Beyond, a generous lawn is framed by mature, well-stocked flower and shrub borders, creating a colourful and private setting. A shed provides useful external storage, completing this superb outdoor space.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

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





