



13 Mount Pleasant Road, Scholar Green, Stoke-On-Trent, ST7 3LG

£335,000

- Exceptional Semi Detached Home
- Magnificent Open Plan Living Dining Kitchen
- Substantial Driveway
- No Upward Chain
- Three Bedrooms
- Utility Room & Downstairs WC
- Fully Renovated & Substantially Extended
- Spacious Bay Fronted Lounge
- Extensively Landscaped Gardens
- Enjoying Spectacular Far Reaching Views

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****WATCH OUR VIDEO TOUR**** A truly exceptional three bedroom semi-detached home, with a newly constructed two storey extension, fully renovated and enjoying spectacular far-reaching views across the Cheshire Plain.

Occupying an elevated position within the highly desirable village of Scholar Green, this stunning bay fronted semi-detached property has undergone a comprehensive programme of refurbishment and improvement, including the addition of a substantial two-storey extension, creating a beautifully appointed family home finished to an exceptional standard throughout.



Council Tax Band: C



Offered for sale with no upward chain, the current owners have thoughtfully transformed the property, combining contemporary design with practical family living. Improvements include stylish internal oak doors, quality floor coverings, newly fitted carpets, contemporary décor, luxurious bathroom suites and extensive landscaping, resulting in a true turnkey home ready for immediate occupation.

At the heart of the home is a magnificent open-plan living dining kitchen, fitted with a stylish range of shaker-style units complemented by quality integrated appliances, quartz-effect work surfaces and a breakfast bar seating area. Large sliding patio doors seamlessly connect the interior with the landscaped rear gardens, creating an ideal space for both entertaining and everyday family life. A useful utility room and ground floor cloakroom/WC further enhance the practicality of the accommodation.

To the front of the property, the spacious bay fronted lounge enjoys an abundance of natural light and benefits from a feature log-burning stove together with breathtaking views across neighbouring fields and the Cheshire Plain beyond.

The first floor offers three generously proportioned bedrooms, all beautifully presented, with the principal bedroom enjoying the same spectacular panoramic outlook as the lounge. A contemporary en-suite shower room and luxurious family bathroom have both been newly fitted to a high specification.

Externally, the property has been extensively landscaped and improved. To the front, a substantial driveway provides ample off-road parking, complemented by attractive planting and newly created patio areas. The rear gardens have been professionally redesigned to include a generous Indian stone entertaining terrace, raised sleeper borders, contemporary retaining walls and a large lawned garden, creating an outstanding outdoor space for families and entertaining alike.

Situated in the sought-after village of Scholar Green, the property enjoys immediate access to beautiful countryside walks, canal-side routes and the iconic Mow Cop Castle. A range of local amenities, reputable schools and excellent transport links are close by, whilst the neighbouring towns of Congleton, Alsager and Kidsgrove provide an extensive selection of shopping, leisure and commuter facilities.

This is a rare opportunity to acquire a fully renovated, substantially extended family home occupying one of the area's most enviable positions, where spectacular views and high-quality living come together perfectly.

Entrance Hall

A welcoming entrance hall featuring a newly installed composite front entrance door with decorative glazed panelling, modern white radiator, staircase rising to the first-floor landing, and a useful understairs storage cupboard with power point. Finished with luxurious LVT flooring.

Lounge

13'3" x 11'11"

A beautifully presented reception room, enjoying a UPVC double glazed walk-in bay window to the front elevation, offering far reaching views across the Cheshire Plain, adjoining fields, and surrounding countryside. Feature log-burning stove set within a tiled inset and slate hearth, modern white radiator, and TV point.

Open Plan Living Dining Kitchen

8'11" x 24'4"

(max)

An impressive open-plan living, dining and kitchen space forming the heart of the home. The kitchen is fitted with a range of newly installed contemporary wall and base units, complemented by marble effect work surfaces, incorporating a black composite single drainer sink unit with matching matt black mixer tap.

Integrated appliances include a combination electric oven and grill, ceramic touch-control hob with matt black chimney-style extractor hood over, integrated fridge freezer, and integrated dishwasher.

Two UPVC double-glazed windows overlook the rear garden. The living and dining area provides ample space for entertaining and benefits from recessed LED lighting, TV point, and a breakfast bar seating area for three with feature pendant lighting above. Sliding UPVC patio doors provide direct access onto the rear patio and gardens.

Utility Room

Ground Floor WC

First Floor Landing

Providing access to the loft space and benefiting from a useful built-in storage cupboard.

Principal Bedroom

11'9" x 12'0"

A spacious principal bedroom enjoying a UPVC double-glazed window to the front elevation, with stunning far-reaching views across the Cheshire Plain and neighbouring countryside. Radiator, TV point, and access to:

En-Suite Shower Room

5'10" x 6'2"

Recently refurbished and fitted with a contemporary suite, comprising a fully enclosed shower cubicle with thermostatically controlled shower, fixed rainfall shower head and detachable handset, vanity wash hand basin with storage beneath, and concealed cistern WC with countertop over. Obscured UPVC double-glazed window to the front elevation, recessed LED lighting, and stone-effect tiled flooring.

Bedroom Two

12'8" x 8'11"

A well-proportioned double bedroom with UPVC double-glazed window to the rear elevation, overlooking the gardens and radiator.

Bedroom Three

11'1" x 5'9"

Having a UPVC double-glazed window to the rear aspect overlooking the gardens and radiator.

Family Bathroom

14'7" x 4'7"

A luxurious recently refurbished bathroom fitted with a contemporary suite, comprising a panelled bath with gold effect fittings and thermostatically controlled twin shower over with glazed shower screen, vanity wash hand basin with storage below, and WC. Stylish acoustic panel effect tiled splashback, recessed LED lighting, stone-effect laminate tiled effect flooring, and a gold effect heated towel radiator. Obscured UPVC double-glazed window to the side elevation.

Externally

The property occupies an elevated position enjoying outstanding far-reaching views across the Cheshire Plain and surrounding countryside. Having undergone extensive external improvements, the property now benefits from beautifully landscaped gardens and exceptional outdoor entertaining space.

To the front, a newly laid stone patio creates an attractive approach to the property, complemented by raised planted borders and mature hedging providing a good degree of privacy. A substantial newly installed gravelled driveway provides ample off-road parking for several vehicles.

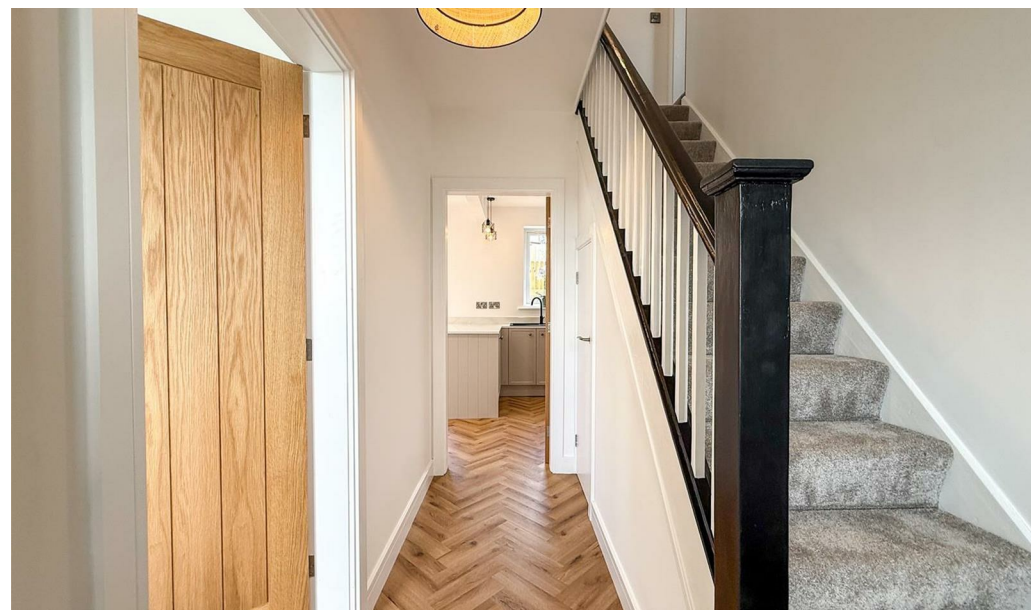
The rear garden has been thoughtfully redesigned and landscaped to create a superb family-friendly outdoor space. Immediately adjoining the property is a generous Indian stone patio, ideal for al fresco dining and entertaining, with contemporary retaining walls, raised sleeper borders stocked with a variety of ornamental plants, and newly installed fencing throughout.

Steps lead up to an extensive lawned garden, offering an excellent area for children to play and enjoying a pleasant open aspect. The gardens are enclosed and designed for ease of maintenance, whilst providing a wonderful setting to enjoy the surrounding countryside.

The property further benefits from external lighting & power points. Newly installed gated side access with continuous Indian stone pathway giving access to the rear garden.

AML REGULATIONS

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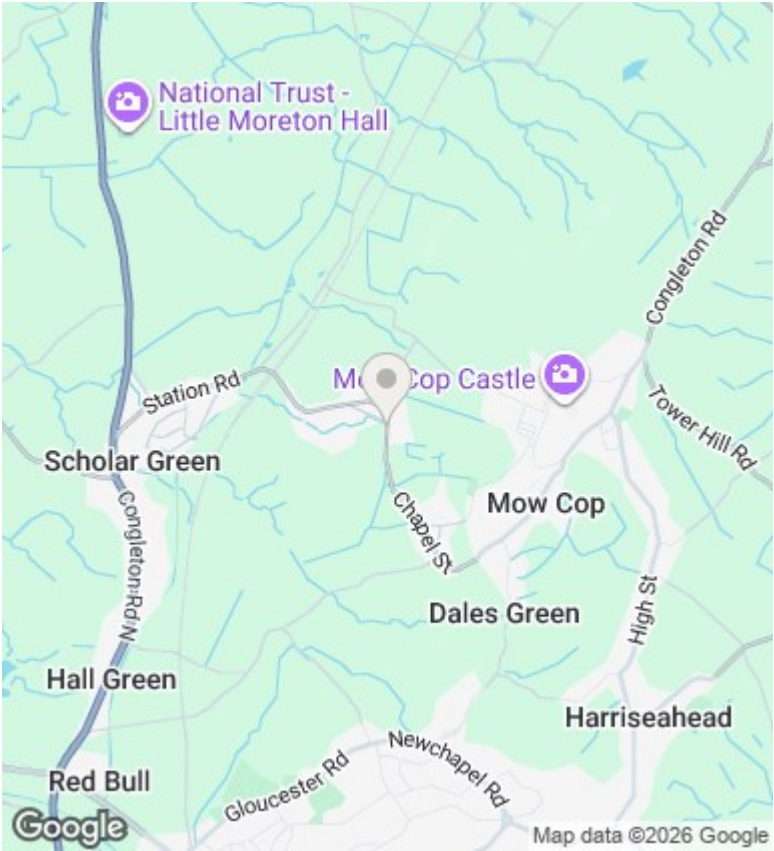
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 