



FOLLOW  **LLS**

4 Bunny Hill, Clayton - ST5 3BT
£340,000

- Fully refurbished bungalow finished to an exceptional standard throughout
- Generous corner plot with excellent scope to extend (STP)
- Sought-after location
- Quiet elevated cul-de-sac
- Premium open-plan kitchen, dining and lounge
- Two generous double bedrooms
- Large decked entertaining areas with private, not-overlooked garden
- Off-road parking

This beautifully refurbished two-bedroom bungalow occupies a generous corner plot in the highly sought-after Clayton area, known for its friendly community feel, green spaces and excellent local amenities. Its position near the Royal Stoke University Hospital and access to well-regarded schools make the neighbourhood a consistently popular choice for families. Clayton Road provides strong transport links north toward Newcastle-under-Lyme town centre and south toward Hanford and the A34/A500, with fast access to the A500 and Junction 15 of the M6 for wider regional commuting.

The property has been renovated throughout to an exceptional standard, including a completely new roof and high-quality finishes chosen with care by the current owner. Set in a quiet, elevated cul-de-sac, it enjoys a peaceful position close to local walking routes and everyday amenities. The plot itself is a major highlight — a very generous corner setting with gardens to the front and side elevations, off-road parking and attractive views across Bunny Hill, a scenic green space popular with local walkers. The size of the plot also offers excellent scope to extend to the side (subject to planning), creating valuable future potential.

Inside, the bright entrance hall introduces the home's premium finish, with porcelain tiled flooring running through all utility and common areas. A guest WC sits off the hall, alongside a well-planned utility/laundry room with direct access out to the rear of the property.





The standout feature is the superb open-plan kitchen, lounge and dining area, designed for modern living. The kitchen includes a full suite of integrated appliances including a full-length fridge, separate freezer, induction hob with built-in extraction and an instant boiling water tap. The dining and lounge spaces are bright, airy and beautifully arranged, with patio doors opening onto the rear garden and decked entertaining areas. A useful storage cupboard houses the boiler neatly away, leading through to two generous double bedrooms and a stylish family bathroom with bath, shower over, WC and wash basin. Every room reflects the high standard of refurbishment, with thoughtful detailing and a premium finish throughout.

Outside, the rear garden is arranged for both relaxation and entertaining, featuring a large, decked terrace running across the back and wrapping around the side of the bungalow — ideal for outdoor furniture and summer dining. Steps lead down to a lawned area and a further lower deck, creating multiple levels for seating, BBQs and evening enjoyment. The garden is peaceful, private and not overlooked, offering a rare sense of tranquillity. This beautifully upgraded bungalow represents an exceptional prospect for buyers seeking a high-quality home in one of Clayton's most desirable pockets. The standard of refurbishment is evident throughout, with every detail carefully considered by the current owner to create a modern, move-in-ready property. Its generous corner plot, peaceful cul-de-sac position and potential to extend (subject to planning) make it an attractive long-term choice for couples, professionals, or families wanting room to grow. With its premium finish, excellent transport links and access to green spaces and amenities, it stands out as a superb opportunity within the local market.

Council Tax band: B

Tenure: Freehold



