



11 Dunnock Way, Biddulph, Stoke-On-Trent, ST8 7UQ

£225,000

- Three Bedroom Semi-Detached Home
- Beautifully Presented And Move-In Ready
- Three Well Proportioned Bedrooms
- Conveniently Positioned For Local Amenities
- Ideal For First-Time Buyers, Young Families Or Downsizers
- Spacious And Comfortable Lounge
- Extensive Driveway
- Occupying An Elevated Position Within The Thames Drive Estate
- Well Appointed Kitchen With Shaker-Style Units
- Fully Enclosed Landscaped Garden

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Occupying an elevated position within the ever-popular Thames Drive estate, this keenly priced three-bedroom semi-detached home offers beautifully presented, move in ready accommodation, ideal for first-time buyers, young families or downsizers.



Council Tax Band: B



Enjoying partial views across the horizon to both the front and rear, the property benefits from an elevated position with a pleasant sense of openness, further enhancing its appeal within this well-regarded residential location. Conveniently positioned for local amenities, schools and Thames Drive Leisure Centre, it offers an excellent balance of lifestyle and practicality.

Internally, the home has been well maintained and thoughtfully presented throughout. The accommodation begins with a welcoming entrance hallway, leading through to a spacious and comfortable lounge, ideal for both relaxing and entertaining. There's Alaskan under stairs store cupboard. To the rear, there is a well appointed kitchen fitted with attractive hand painted shaker-style units, offering both functionality and timeless style.

To the first floor, there are three well proportioned bedrooms, together with a family bathroom, providing a layout perfectly suited to modern living.

Externally, the property continues to impress. To the front, an extensive driveway provides ample off-road parking, while to the rear is an attractive fully enclosed, landscaped garden of good size, designed for ease of maintenance and ideal for families, pets and outdoor entertaining.

A superb opportunity to acquire a stylish, ready to enjoy home in a sought-after location, early viewing is highly recommended.

Entrance Hall

Having a UPVC double glazed front entrance door with obscured glazed panelling. Radiator, coving to ceiling. Stairs off to first floor landing.

Kitchen

10'7" x 7'1"

Having range of solid wood fronted shaker style units hand painted with fitted worksurface over incorporating a one and a half bowl single drainer stainless steel sink it with mixer tap over. Integral electric combination oven and grill with separate five ring gas hob over and tiled splashback, stainless steel chimney style extractor fan over. Integral fridge and separate freezer. Cupboard housing main gas fire central heating boiler. Under cupboard lighting, UPVC double glazed window to the rear aspect and side and rear entrance door. Slate effect tiled flooring, radiator.

Lounge Diner having defined dining Space

17'10" x 10'9"

Having a Upvc double glazed window to the front aspect, radiator, dark oak effect laminate flooring. Feature modern fireplace having a black granite hearth with matching inset & gas coal effect fire. Coving to ceiling, radiators. Under the stairs store cupboard.

First Floor Landing

Access to loft space, coving to ceiling. Storage cupboard with shelving.

Bathroom

7'6" x 4'11"

Having a double ended panel bath with central mixer tap with incorporating shower attachment, WC and pedestal wash hand basin. Chrome heated towel radiator, fully tiled walls and floor.

Bedroom One

Bedroom Two

7'4" x 9'7"

Having a Upvc double glazed window to the front aspect with far reaching views on the horizon. Radiator, coving to ceiling.

Bedroom Three

6'9" x 6'4"

Having a Upvc double glazed window to the front aspect which far reaching views on the horizon. Radiator. Coving to ceiling.

Externall

The property is situated on an elevator position with a side driveway providing plentiful off-road parking. Gated side access through to the fully enclosure garden. Lead to Indian stone paving with central steps to the head of the garden artificial lawns and professionally landscaped.





Directions

Viewings

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

Council Tax Band

B



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