



75 Sutherland Crescent, Stoke-On-Trent, ST11 9JT

Guide price £325,000

****Guide Price Of £325,000-£350,000****

"Room to grow, space to unwind, and a place to call your own – this is where your next chapter begins."

Situated on Sutherland Crescent in the popular area of Blythe Bridge, this attractive three-bedroom detached home offers spacious, versatile accommodation ideal for modern family living. Benefiting from three double bedrooms, an en-suite to the principal bedroom, a generous lounge, a separate dining area and a useful study, the property offers excellent flexibility throughout. Externally, there is off-road parking for approximately four vehicles, a sizeable garage and a well-maintained rear garden. An appealing home offering space, practicality and comfort in equal measure.

Denise White Estate Agent Comments

A Spacious Three-Bedroom Detached Family Home with Generous Parking, Versatile Living Accommodation and a Private Rear Garden.

Situated on Sutherland Crescent in the popular residential area of Blythe Bridge, this attractive three-bedroom detached property offers a superb opportunity for buyers seeking a comfortable, well-maintained and versatile family home. Boasting generous off-road parking for approximately four vehicles, a sizeable garage and well-proportioned accommodation throughout, the property combines practical everyday living with excellent flexibility to suit a variety of lifestyles.

Upon entering the property, an entrance porch leads through to the welcoming entrance hallway, providing access to a useful ground-floor study or additional reception room. Overlooking the front aspect, this versatile space would make an ideal home office, reading room or separate dining area. The hallway also provides access to a convenient downstairs WC, perfect for busy family life.

The kitchen offers a practical and well-positioned space, leading through to a delightful garden room with French doors opening directly on to the patio this area provides an inviting setting for family meals, entertaining guests or enjoying the warmer months with the garden just beyond. Continuing through the ground floor, the impressive main lounge offers a particularly spacious and bright living environment, with sliding doors overlooking the rear garden and ample room for a variety of furniture arrangements. Together, these interconnected living spaces create a versatile layout that can easily adapt to the needs of modern family life.

Ascending to the first-floor landing, the property offers three well-proportioned double bedrooms, providing comfortable accommodation for families, visiting guests or those requiring additional workspace. The principal bedroom benefits from a dual-aspect outlook, fitted storage and its own

en-suite shower room, creating a practical and private retreat. Bedroom two also benefits from fitted storage and enjoys a pleasant front-facing aspect, while bedroom three provides further generous accommodation. A family bathroom completes the first-floor layout.

Externally, the property continues to impress with a generous driveway providing off-road parking for approximately four vehicles, alongside a sizeable garage offering excellent storage or further practical use. A lawned front garden adds to the property's attractive approach, while the enclosed rear garden provides a lovely private outdoor space to relax and unwind. Well maintained and featuring a patio seating area beneath a canopy, a generous lawn and a useful garden shed, it offers an appealing balance of outdoor space and practicality. The garage can also be accessed directly from the rear garden.

Offering spacious interiors, three double bedrooms and a flexible arrangement of living spaces, this is a superb opportunity to acquire a welcoming detached home in Blythe Bridge, ideally suited to families, professionals and buyers looking for room to grow.

Location

Blythe Bridge, located in Stoke-on-Trent, is a charming village known for its blend of suburban tranquillity and convenient amenities. This picturesque area offers a range of local shops, cafes, and pubs, providing a friendly community atmosphere. For families, there are excellent schools, including Blythe Bridge High School, primary schools and a college. Transport links are highly accessible, with the Blythe Bridge railway station offering regular services to nearby cities, making commuting a breeze. Additionally, the A50 connects residents to the broader motorway network, ensuring easy travel to major destinations.

With its proximity to the beautiful River Blithe, offering scenic walking paths, a touch of nature is right at your doorstep. The village's historical charm is complemented by modern conveniences, making it a desirable place to call home.

Why We Love This Home!

There's so much to love about this lovely detached home, from its generous proportions to the flexibility it offers for everyday family life. The spacious lounge provides a fantastic place to relax together, while the adjoining dining area, with its doors opening onto the rear patio, creates a lovely setting for entertaining friends and family.

One of our favourite features is the additional ground-floor reception room. Whether you're working from home, need a quiet study or would prefer a separate dining room, this space gives you the freedom to make the house work for you. Upstairs, all three bedrooms are doubles, with the principal bedroom enjoying the added benefit of fitted storage and its own en-suite shower room.

Outside, the private, well-kept rear garden offers a lovely spot to enjoy a morning coffee or summer evenings under the canopy, while the generous driveway and sizeable garage take care of the practicalities of family life.

With its versatile layout, spacious rooms and inviting outdoor space, this is a home that offers plenty of room to settle in and make your own. Whether you're taking the next step as a family, looking for more space or simply wanting a detached home with plenty to offer, this property is well worth a closer look.

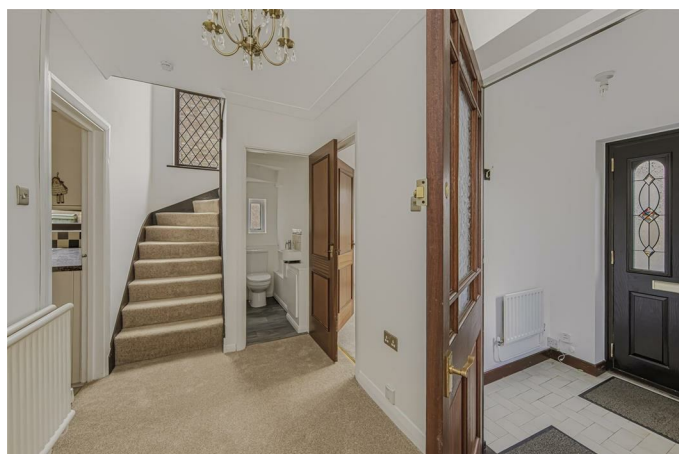
Entrance Porch

4'11" x 4'7" (1.52 x 1.41)



Entrance Hall

9'2" x 5'6" (2.81 x 1.70)



WC



Dining Room/Study

9'9" x 7'7" (2.98 x 2.33)



Kitchen

9'0" x 8'6" (2.76 x 2.60)



First Floor Landing



Garden Room

12'6" x 9'5" (3.83 x 2.89)



Bedroom One

15'7" x 10'8" (4.75 x 3.26)



Lounge

17'5" x 15'5" (5.31 x 4.71)



En-Suite Shower Room



Bedroom Two

10'1" x 9'5" (3.09 x 2.88)



Tandem Garage

29'3" x 9'3" (8.93 x 2.84)



Bedroom Three

9'9" x 7'7" (2.99 x 2.33)



Outside



Bathroom

7'5" x 4'7" (2.28 x 1.42)



The property enjoys an attractive frontage, with a lawned garden and an extensive driveway providing off-road parking for approximately four vehicles, alongside a sizeable garage. To the rear, a well-maintained and private garden offers a pleasant combination of paved seating and lawned areas. A covered patio provides an inviting space for outdoor dining or relaxing during the warmer months, while a handy garden shed offers additional storage for tools and equipment. The garage can also be accessed from the rear garden, adding further convenience.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford Band D

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" – Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?

Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!

The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

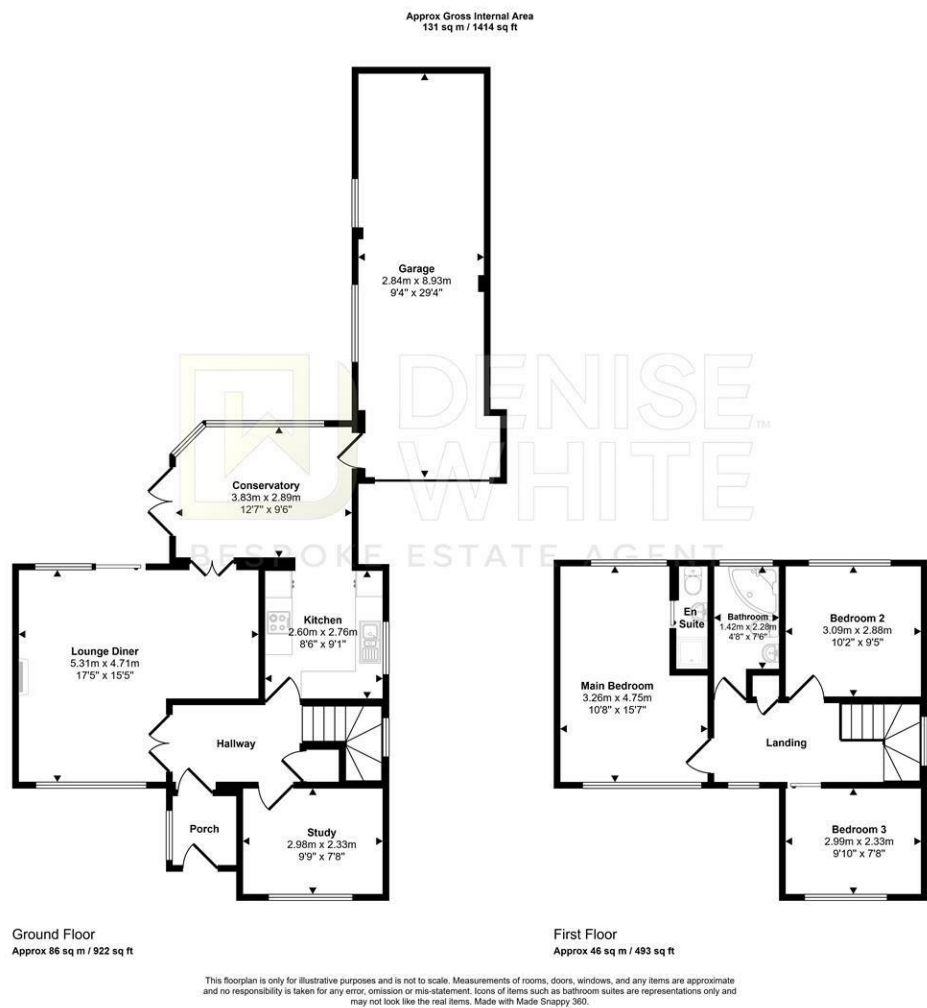
Do You Need A Mortgage?

Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Buyer ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

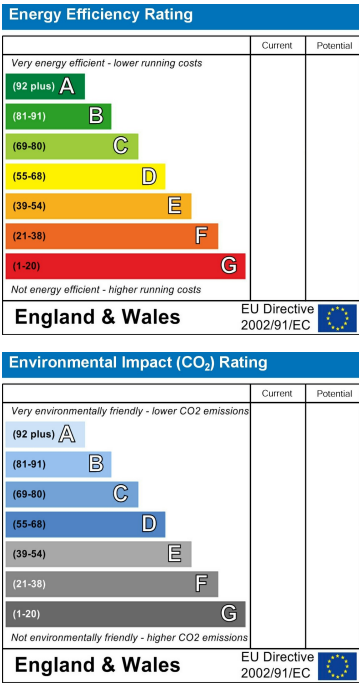
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.