



FOLLOWWELLS

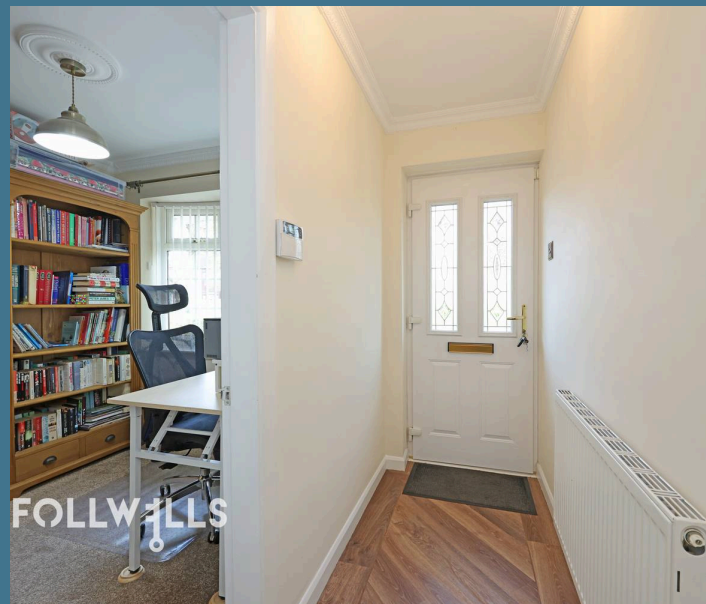
**FOLLOWWELLS**

174 Werburgh Drive, Stoke-On-Trent - ST4 8LQ  
£399,950

- Attractive Detached Family Home
- Extensions Creating Spacious Living Accommodation
- Private Self Facing Rear Garden
- Backing Onto Longton Brook
- Well Appointed Accommodation
- Highly Sought After Location
- EV Charging Point

A spacious, three bedroom detached house situated in this highly regarded suburban location and benefiting from a single story extension to the rear looking out over the large, private and South facing rear garden. The property backs onto the Longton Brook Greenway further increasing the privacy to the rear and providing a picturesque walking route to the nearby Trentham Estate and retail village. Other nearby amenities include the Brinsley Avenue Medical Practice, Trentham Golf Club and the BOD bar and café.

The accommodation comprises entrance hall with LVT flooring and part glazed composite front door. The lounge looks out to the front elevation and is of an excellent size with double door doors opening into the dining room and garden room where bi-fold doors open out to the rear garden. The kitchen is of a good size and fit fitted with a range of high-quality, in-frame fitted units including a peninsula with breakfast bar and integrated Bosch appliances including oven and grill, four ring ceramic hob with extract hood over, dishwasher and fridge freezer. The ground floor accommodation is completed with a useful study looking out to the front and a ground floor WC.





To the first floor there are three double bedrooms with fitted wardrobes in bedrooms one and two. A large shower room is fitted with a modern suite including oversize walk-in shower enclosure, vanity wash bowl and WC there is a separate bathroom having panel bath, wash basin and WC.

Outside, the property is approached over a moulded concrete driveway providing off-road parking for several vehicles and leading to this side of the house with pedestrian access leading down the side of the house to the rear garden and also the detached single garage (5.47 x 2.83m) being of brick and tile construction with power/lighting and electric roller door. Note; there is currently no vehicular access to the garage.

The rear garden provides a large moulded concrete sitting area adjacent to the house with steps down under a timber pergola to a flat area of artificial lawn surrounded by well stocked shrub beds, garden shed and greenhouse.

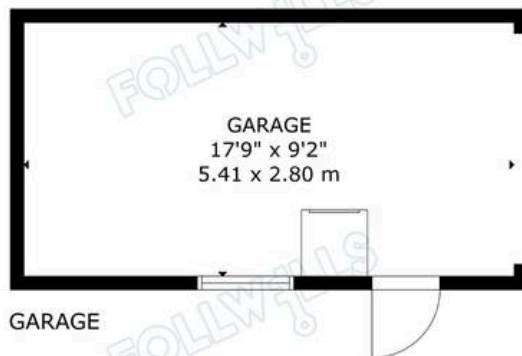
This superb property is well worth a detailed internal inspection

Council Tax band: D

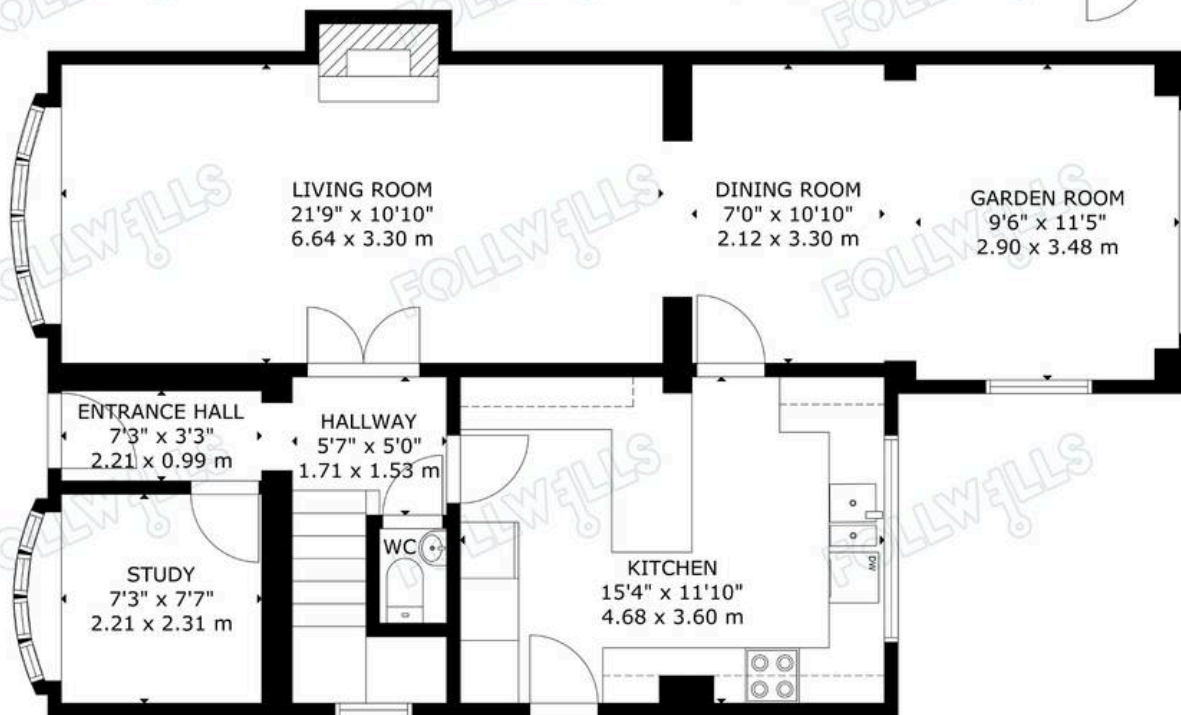
Tenure: Freehold

EPC Energy Efficiency Rating: C

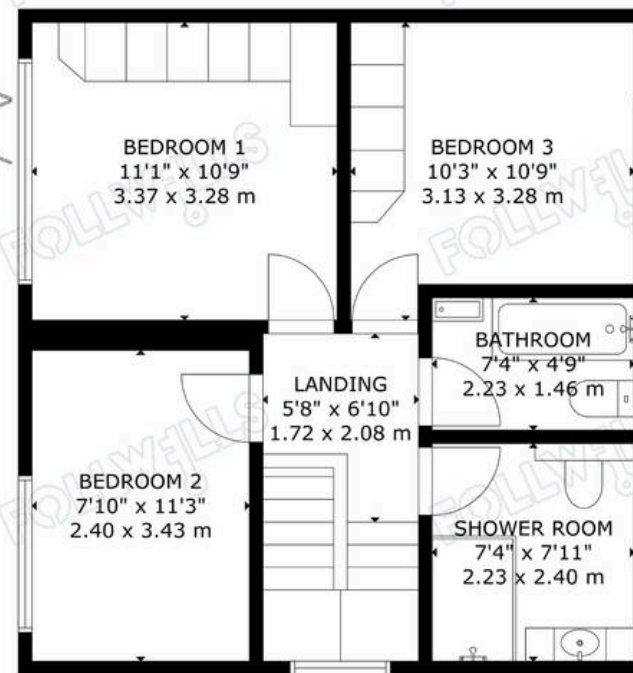




GARAGE



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 124 m<sup>2</sup>/1,336 sq ft  
GROUND FLOOR: 77 m<sup>2</sup>/832 sq ft, FIRST FLOOR: 47 m<sup>2</sup>/504 sq ft  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/163 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY