

**Keble Way   Blurton   Stoke-On-Trent   ST3 2EY**



**Offers In The Region Of £225,000**

## Keble Way, Blurton, Stoke-On-Trent, ST3 2EY

If a lovely family home is what you desire  
Look no further, this one you will admire!  
Located in Blurton it's a good sized linked semi detached home  
Somewhere to put your own stamp on and make your own  
With spacious accommodation and **BEDROOMS OF THREE**  
This property should be on your viewing list, it's one you must see!  
If you're the lucky buyer this one could be yours  
Call the team to view and we'll give you the guided tour!

Nestled in the sought-after area of Keble Way, Blurton, this beautifully presented extended linked semi-detached house offers a perfect blend of comfort and style. The property boasts an inviting entrance hall that leads into an open-plan lounge and dining area, creating a spacious and welcoming atmosphere ideal for both relaxation and entertaining. The sun lounge further enhances the living space, allowing natural light to flood in and providing a delightful spot to unwind.

The fitted breakfast kitchen is well-equipped, making it a joy for culinary enthusiasts, while the utility room and convenient WC add to the practicality of the home. Upstairs, you will find three well-proportioned bedrooms, perfect for families or those needing extra space, along with a family bathroom that caters to all your needs.

Outside, the property features ample off-road parking and an attached garage, ensuring convenience for residents and guests alike. The beautifully landscaped rear garden is a true highlight, backing onto a tranquil brook, offering a serene outdoor retreat for relaxation or entertaining.

With no upward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this delightful home. Don't miss the opportunity to secure a wonderful living space in this popular location.

### Entrance Hall

With stairs off to the first floor. Radiator.

### Lounge/Diner

22'7" narrowing to 12'3" x 11'11" narrowing to 7'9" (6.89 narrowing to 3.75 x 3.64 narrowing to 2.38)

Double glazed bow window to the front aspect. Feature surround inset and hearth housing gas fire. Two radiators. Coving to ceiling. Access into the sun lounge.

### Sun Lounge

15'6" x 7'9" (4.74 x 2.37)

Double glazed windows and double glazed French doors with access into the rear garden. Laminate flooring. Open access into the breakfast kitchen.



### Breakfast Kitchen

9'10" x 9'10" (3.02 x 3.01)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Fitted breakfast table. Electric hob, extractor hood above and built-in oven. ceramic sink, mixer tap. Part tiled splash backs. Plinth lights. Tiled floor. Useful storage cupboard.



### Lobby

Doors to the front and rear aspect.

### Separate WC

6'3" x 3'2" (1.91 x 0.99)

Double glazed window. Low level WC and vanity wash hand basin. Radiator.



### Utility Room

15'5" max narrowing to 4'4" x 8'0" narrowing to 4' (4.72 max narrowing to 1.34 x 2.46 narrowing to 1.3)

Wall mounted central heating boiler. Stainless steel inset sink with single drainer, mixer tap. Cupboard and drawers. Wall mounted units. Plumbing for automatic washing machine and space for dryer. Access to the garage.

### First Floor

#### Landing

Double glazed window.

#### Bedroom One

10'2" into robe x 10'2" (3.12 into robe x 3.10)

Double glazed window. Fitted wardrobes and cupboard. Useful storage cupboard.



### Bedroom Two

12'0" x 8'3" (3.68 x 2.53)

Built-in wardrobes. Double glazed window. Radiator.

### Bedroom Three

8'11" max x 6'5" to robe (2.72 max x 1.96 to robe)

Double glazed window. Built-in wardrobes. Loft access. Radiator.

### Bathroom

7'9" into shower area x 6'10" (2.38 into shower area x 2.09)

Suite comprises, panelled bath, wash hand basin, walk-in shower area with mains shower and low level WC. Part tiled walls. Double glazed. Radiator.

### Externally

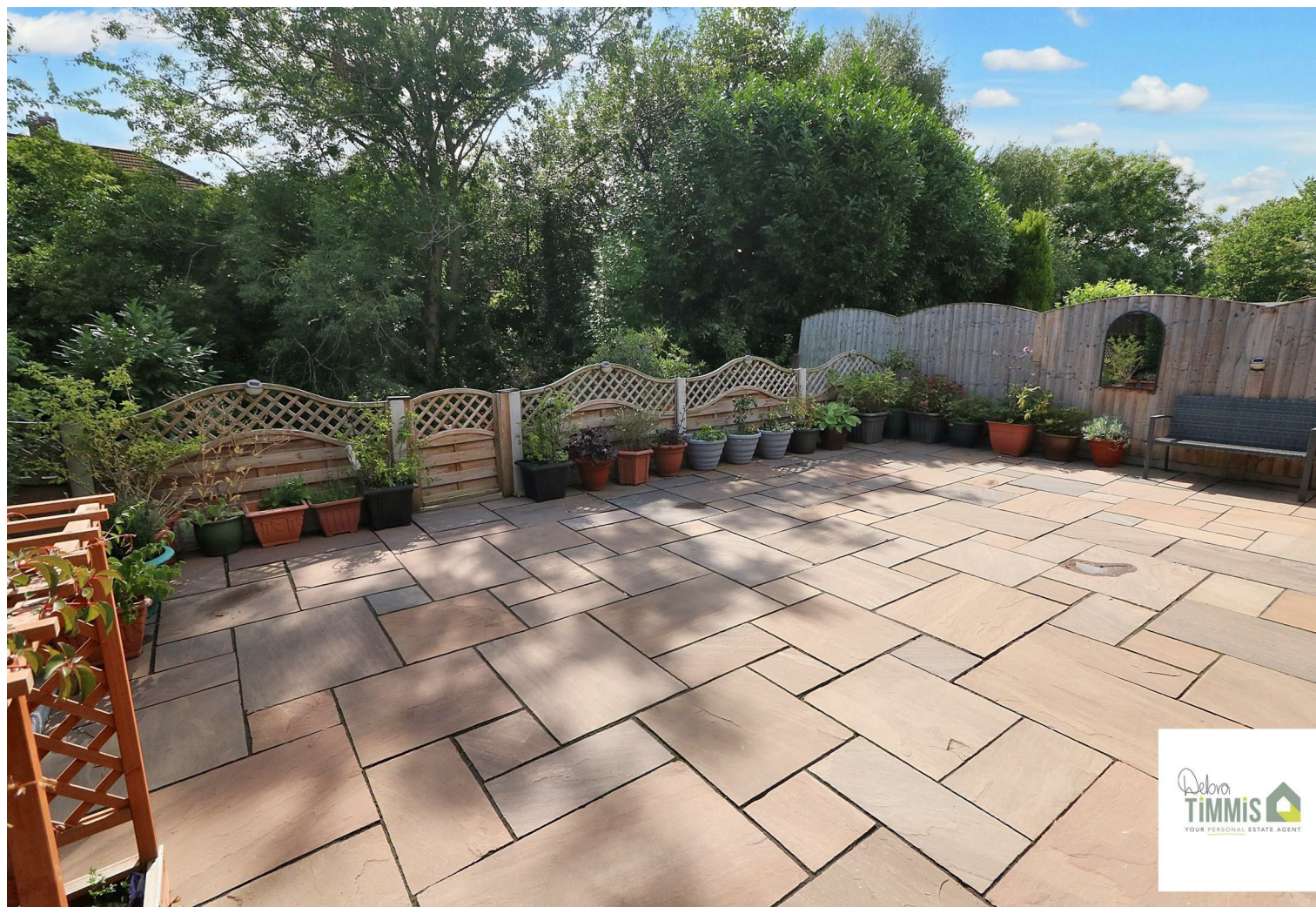
Low maintenance feature gravel garden. Block paved driveway providing ample off road parking with access to the garage. Enclosed rear garden with good sized patio/seating area. Gated access to a well stocked garden which leads to the brook.



### Attached Garage

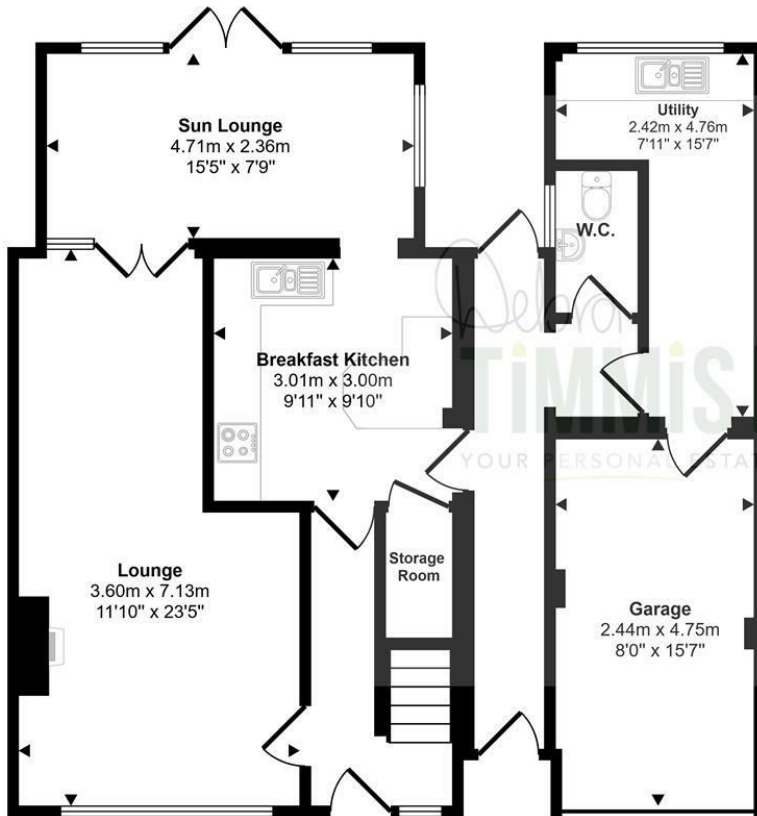
16'6" x 7'6" (5.05 x 2.30)

Up and over door. Power and light.

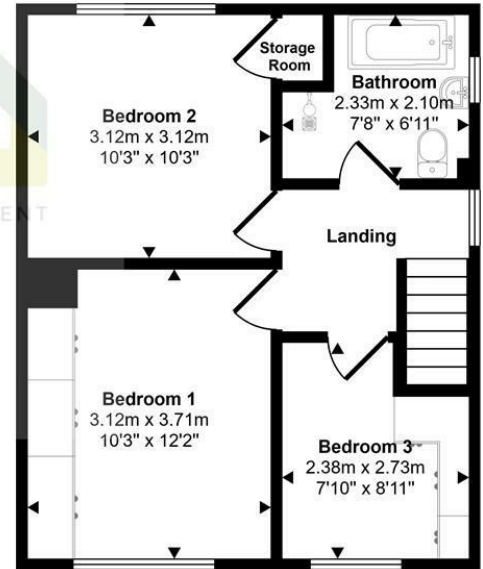




Approx Gross Internal Area  
123 sq m / 1325 sq ft



Ground Floor  
Approx 84 sq m / 901 sq ft



First Floor  
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales		EU Directive 2002/91/EC

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