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KEYS







Stuart Avenue, Draycott, Stoke-On-Trent, ST11 9AA

Offers in the region of £259,950

* STUNNING EXTENDED TWO BEDROOM SEMI DETACHED

* SPACIOUS ACCOMMODATION THROUGHOUT

* BEAUTIFULLY PRESENTED * READY TO MOVE INTO

* OFF ROAD PARKING * INTEGRAL GARAGE

* OPEN COUNTRYSIDE VIEWS.

* NO CHAIN

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Stuart Avenue, Draycott, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

STUNNING EXTENDED TWO BEDROOM SEMI-DETACHED HOME WITH COUNTRYSIDE VIEWS

A beautifully presented and substantially improved two-bedroom semi-detached home, occupying an enviable position within the popular village of Draycott. Extended to provide particularly impressive ground-floor accommodation, this attractive home combines generous living space with a superb range of modern features, making it an ideal choice for first-time buyers, couples or those looking to downsize without compromising on space.

The property is also ideally placed for commuters, with excellent access to the A50, providing convenient links towards Uttoxeter, Derby and Burton upon Trent, with the A38 offering onward access to the M1 motorway. The A500 and M6 motorway network are also readily accessible to the west.

Upon entering, the welcoming entrance hall leads into a spacious lounge/diner. This impressive reception space provides a comfortable area for both relaxing and entertaining and benefits from a multi-fuel burner, creating a particularly cosy focal point to the room.

The real heart of the home is the impressive extended modern kitchen. This generous space provides excellent room for cooking, dining and family life and is fitted with a range of modern units, integrated appliances including a double oven, hob and dishwasher, together with a useful breakfast bar. The extension has created a fantastic open and versatile space which is considerably larger than might typically be expected from a property of this type.

Completing the ground floor is a useful cloakroom, fitted with a wall-mounted wash hand basin and low-level WC.

To the first floor are two well-proportioned bedrooms, both with fitted wardrobes. The family bathroom is fitted with a three-piece suite comprising a separate shower enclosure, pedestal wash hand basin and low-level WC.

The property has been thoughtfully enhanced with a range of additional features, including wooden shutters throughout, providing both privacy and a stylish finish.

The extended integral garage provides excellent additional storage and utility space and benefits from an insulated electric garage door, power and lighting, together with a water feed for appliances.

Externally, the property enjoys ample off-road parking to the front, leading to the integral garage. To the rear is an attractive enclosed garden, featuring patio seating areas, outdoor kitchen which is ideal for outdoor dining and relaxation, together with a brick-built shed with power and lighting.

Further security features include rear security lighting, burglar alarm and security cameras

The rear garden enjoys splendid open views across the surrounding countryside, creating a particularly pleasant setting.

Overall, this is an exceptional opportunity to acquire a substantially extended and well-equipped two-bedroom semi-detached home, offering considerably more accommodation than first impressions might suggest, together with excellent commuter links, extensive parking, a superb kitchen extension and beautiful open countryside views.













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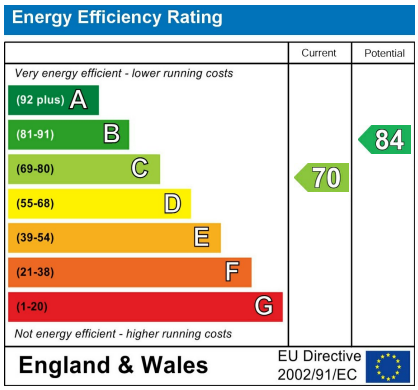


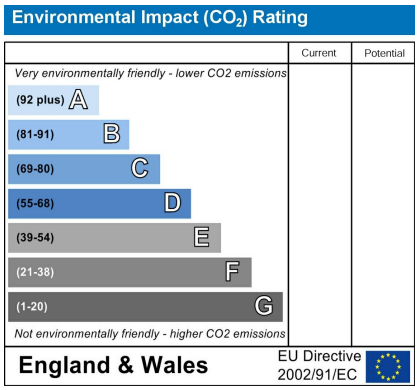


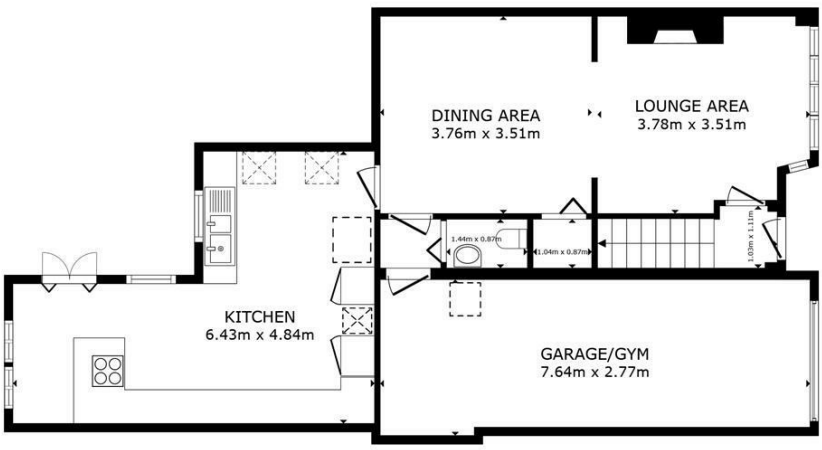




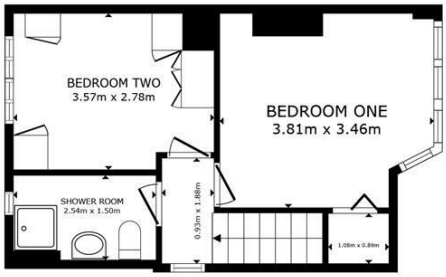








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 78.5 m² FLOOR 2 31.6 m²
TOTAL : 110.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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