Whittaker & Biggs Est. 1930
Rostons Group







48 Margery Avenue, Scholar Green, Stoke-On-Trent, ST7 3HU

£450,000

- Versatile Four/Five Bedroom Detached Home Occupying A Superb-Sized Plot.
- Spacious Kitchen With A Central Island, Ideal For Family Gatherings.
- Three Further Double Bedrooms To The First Floor & Family Bathroom.
- Sought After & Attractive Location Of Scholar Green
- Extensive Wraparound Gardens Extending To The Front, Side & Rear.
- Separate Utility Room & Ground Floor Shower Room
- Generous Driveway Providing Ample Off-Road Parking & Access To The Garage.
- Two Reception Rooms & Additional Conservatory.
- Ground-Floor Principal Bedroom With Adjoining Dressing Room
- Additional Workshop Offering Versatile Space For Hobbies Or Storage.

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48 Margery Avenue, Stoke-On-Trent ST7 3HU

You won't believe the size and versatility of this home!! An impressively and substantially extended four/five-bedroom detached dormer residence, offering two reception rooms plus a conservatory, occupying a generous corner plot with extensive gardens, garage, driveway and additional workshop.

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Council Tax Band: D





The property provides exceptionally versatile accommodation, ideally suited to growing or blended families, multi-generational living, home-based business opportunities or those seeking to future-proof their home. Occupying an enviable position within the popular village of Scholar Green, this substantial and individually appealing residence offers an excellent balance of generous living space, flexibility and practicality.

Having been extended to create accommodation of considerable proportions, the property presents an exciting opportunity for purchasers seeking a home capable of offering separate Annex accommodation or a spacious adaptable home.

Internally, the accommodation commences with a welcoming entrance hallway, providing access to the principal living areas. The impressive open-plan lounge and dining room offers a wonderful space for both everyday family living and entertaining, enhanced by large picture windows overlooking the front gardens and a feature fireplace incorporating an open-grate-style gas fire.

A defined dining area provides ample space for family gatherings, with double doors leading through to the conservatory, a delightful additional reception area enjoying pleasant views across the gardens.

The kitchen is fitted with a comprehensive range of units, incorporating a central island with breakfast bar seating, providing a practical and sociable environment for family life. This is complemented by a separate utility room and convenient ground floor cloakroom.

One of the property's most appealing features is the exceptional versatility of its ground floor accommodation. A separate study provides an ideal home office or occasional fifth bedroom, whilst an additional generously proportioned ground floor bedroom benefits from French doors opening directly onto the rear garden, together with an adjoining dressing room.

With access from the utility room to this additional accommodation and the garage, there is considerable potential to adapt this part of the property to provide a more independent living arrangement, subject to any necessary consents and alterations. This presents a particularly attractive proposition for blended families, elderly relatives, adult children seeking their own space or purchasers looking to future-proof their home for later life.

Equally, this flexible arrangement offers an exciting opportunity for entrepreneurial purchasers wishing to establish or operate a small business from home. The generous ground floor bedroom and adjoining dressing room could lend themselves particularly well to a dedicated workspace, private consulting or treatment room, beauty salon, creative studio or other home-based enterprise, offering the opportunity to achieve an excellent work-life balance whilst retaining the privacy and comfort of the main family accommodation, subject to any necessary permissions.

To the first floor, a landing featuring a Velux roof window allows an abundance of natural light into the space and provides access to three further double bedrooms, all offering comfortable accommodation. These are served by a spacious family bathroom, fitted with both a bath and separate shower enclosure, complemented by contemporary feature LED lighting.
The property occupies a particularly generous corner plot, providing extensive gardens extending to the front, side and rear, creating an attractive setting and a wonderful sense of space.

The substantial front garden is predominantly laid to lawn, enhanced by mature trees, established shrubs and boundary fencing, with the attractive autumnal foliage providing a particularly appealing backdrop.

To the rear, the gardens offer further generous outdoor space, incorporating lawned areas, paved seating and patio areas, together with established planting and enclosed boundaries. The gardens extend beyond the garage and around the side of the property, providing additional outdoor space and a useful workshop, ideal for storage, hobbies or those requiring practical workspace.

A driveway provides off-road parking and access to the garage, further complementing the generous and versatile nature of the property.

Covered Entrance

Entrance Hallway

Accessed via a UPVC entrance door with decorative obscure glazed panels and adjoining side screen. A spacious and welcoming entrance hallway featuring an attractive open-tread staircase with timber balustrade rising to the first floor, radiator. Doors provide access to the ground floor accommodation.

Ground Floor Cloakroom

Fitted with a low-level WC, complementary half-height wall tiling incorporating a decorative border, tiled flooring and radiator.

Study / Bedroom Five

12'3" x 10'8"

A versatile additional room featuring a large leaded window providing natural light and a pleasant outlook across the gardens. Currently utilised as a home office, offering excellent flexibility for use as a study, occasional bedroom or additional reception room.

Lounge/Dining Room

26'4" x 12'1"

An impressively proportioned reception room featuring a large leaded picture window to the front elevation, overlooking the established front gardens. An attractive feature fireplace with decorative stone-effect surround houses an open-grate-style living flame gas fire, creating an appealing focal point. Coving to the ceiling, radiator, fitted carpet and open access to the adjoining dining area.

Dining Area

A generously proportioned dining area providing ample space for a substantial dining table and chairs, ideal for family gatherings and entertaining. Coving to the ceiling, decorative ceiling lighting and fitted carpet. Double-glazed French doors provide access into the conservatory.

Conservatory

13'11" x 9'0"

A spacious additional reception area enjoying pleasant views across the gardens, featuring uPVC double-glazed windows set upon a brick-built base, with a pitched glazed-style roof, ceiling fan with integrated light and tiled flooring. Double doors provide access to the adjoining dining area. Doors to the rear gardens

Kitchen

10'2" x 6'1"

A spacious fitted kitchen offering a comprehensive range of timber-effect wall, base and drawer units, complemented by contrasting work surfaces and glazed display cabinets. A central island incorporates a breakfast bar with seating, providing an excellent informal dining area. Space for a range style cooker. Chimney style stainless steel extractor fan over. Wine rack with glazed door. Space for a freestanding American-style fridge freezer, tiled flooring, recessed ceiling downlights and radiator.

An open archway leads through to the adjoining kitchen area, providing additional fitted units and work surfaces, with a sink positioned beneath a UPVC window overlooking the rear garden.

Utility Room

5'2" x 4'3"

A practical addition to the ground floor accommodation, providing a separate utility area with access to the garage and adjoining bedroom accommodation, offering potential for adaptation to suit a variety of requirements. Plumbing for washing machine, space for tumble dryer. Doors the rear garden. LED recessed lighting to ceiling.

Vestibule

Giving access to garage & Ground floor bedroom.

Ground Floor Bedroom One / Potential Annexe Accomm

An exceptionally spacious and versatile double bedroom featuring French doors opening directly onto the rear garden, allowing natural light into the room and providing convenient access to the outside space. Recessed ceiling downlights, feature exposed ceiling beam, radiator.

The room benefits from access to an adjoining dressing room and offers excellent potential for use as independent living accommodation or a dedicated home-based business space, subject to any necessary consents.

Dressing Room

12'5" x 5'6"

A particularly useful adjoining dressing room with potential for an En Suite. Recessed ceiling downlights, UPVC window to the side aspect.

First Floor Landing

Featuring a Velux roof window, allowing daylight to illuminate the stairwell and landing area, radiator. Access to three further bedrooms and the family bathroom.

Bedroom Two

12'1" x 12'0"

A further spacious double bedroom, UPVC double glazed window to the rear aspect, radiator.

Bedroom Three

12'0" x 10'10"

A generously proportioned double bedroom featuring a picture window to the front elevation with leaded glazing, radiator. The room also benefits from useful storage within the eaves.

Bedroom Four

11'10" x 6'2"

Further bedroom featuring a UPVC double glazed window to the rear elevation, together with a Velux roof window providing additional natural light, sloping ceilings, ceiling-mounted spotlighting. Radiator.

Family Bathroom

A spacious family bathroom fitted with a white suite comprising a panelled bath, separate glazed shower enclosure and wash hand basin. Complemented by an illuminated wall mirror, feature LED mood lighting, contemporary flooring and chrome heated towel radiator.













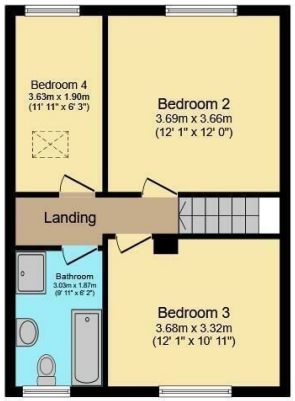




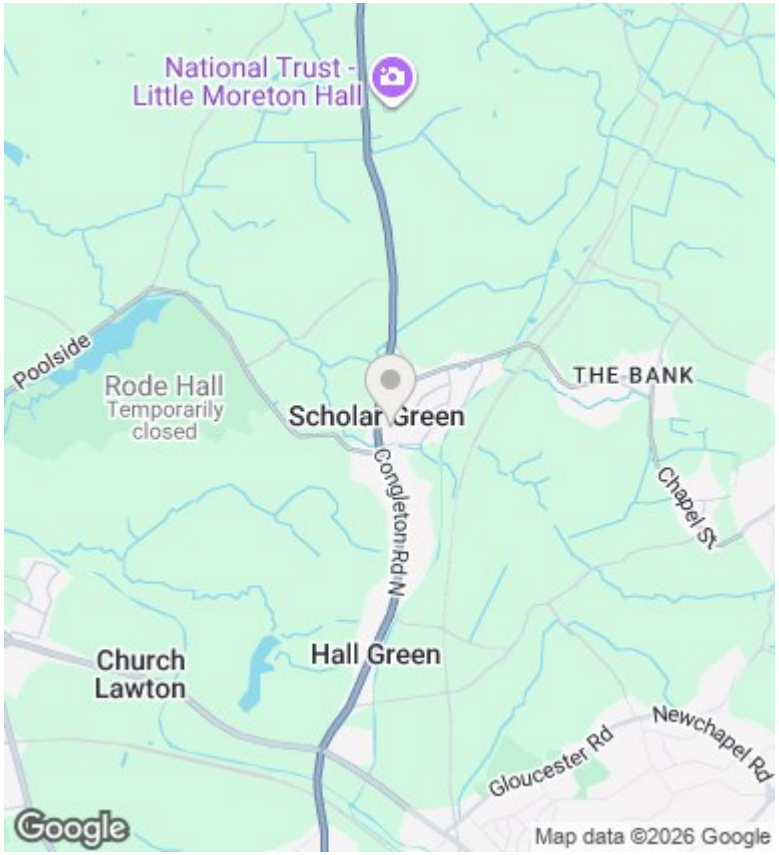




Ground Floor



First Floor



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

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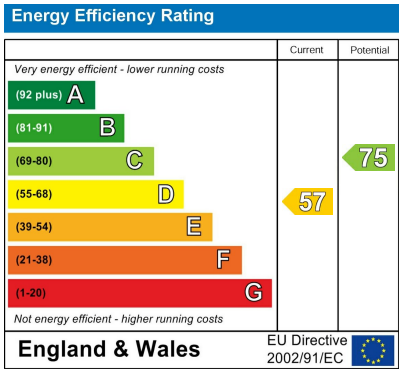


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