Whittaker & Biggs Est. 1930
Rostons Group







224 Draycott Old Road, Draycott, Stoke-On-Trent, ST11 9AH

Offers In The Region Of £200,000

- Offered for sale with NO CHAIN, allowing for a straightforward purchase.
- Semi-detached dormer bungalow occupying a pleasant position within a popular and well-established residential area.
- Two bedrooms, providing comfortable accommodation for downsizers, retirees, couples, or small families.
- Spacious sitting room enjoying plenty of natural light and offering an inviting space for everyday living and relaxation.
- Separate dining room ideal for family meals, entertaining guests, or use as an additional reception space.
- Ground floor shower room, adding practicality and convenience to the flexible layout.

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this semi-detached dormer bungalow, presenting an excellent opportunity for purchasers seeking a property with scope to modernise and add value.

Occupying a pleasant position within a popular and well-established residential location, the property offers spacious and flexible accommodation comprising two well-proportioned bedrooms, a generous sitting room, separate dining room, and a convenient ground floor shower room.

A particular feature of the home is the generous rear garden, providing excellent outdoor space for gardening enthusiasts, families, or those seeking a peaceful setting to enjoy throughout the seasons. The garden room provides a versatile space to relax, entertain, or simply enjoy views over the substantial rear garden. Externally, the property benefits from a private driveway and garage, offering ample off-road parking and useful storage. The

2 1 2

Council Tax Band: B





Location

Situated in the desirable village of Draycott-in-the-Moors, this property offers a balance of rural charm and everyday convenience. Surrounded by Staffordshire countryside, residents can enjoy peaceful surroundings, scenic walks, and a strong sense of community, whilst remaining within easy reach of nearby market towns and commuter links.

The village benefits from a range of local amenities including shops, traditional pubs, schools, and recreational facilities, making it an ideal setting for families and those seeking a quieter lifestyle. Excellent road connections provide convenient access to Stoke-on-Trent, Uttoxeter, and the wider Staffordshire region, making commuting straightforward.

For outdoor enthusiasts, the surrounding countryside offers an abundance of walking, cycling, and leisure opportunities, while nearby attractions such as the Peak District National Park, Alton Towers Resort, and the Staffordshire Moorlands provide year-round enjoyment. The location combines the tranquillity of village living with the practical advantages of being close to larger towns and amenities.

Draycott-in-the-Moors is particularly appealing to families thanks to its well-regarded local schooling, friendly community atmosphere, and abundance of green spaces. Whether enjoying countryside pursuits, entertaining friends and family, or simply relaxing in peaceful surroundings, the area offers an exceptional quality of life.

Ground Floor

Hall

15'4" x 6'9" max measurement

UPVC double glazed door with sidelight window to the frontage, storage cupboard, stairs to the first floor.

Kitchen

11'11" x 9'4"

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base and eye level, Belling four ring gas hob, Belling electric fan assisted oven and separate grill, integral fridge freezer, composite sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer.

Sitting Room

18'8" x 10'1"

UPVC double glazed patio doors to the rear, radiator, gas fire, marble hearth and surround.

Dining Room

11'2" x 8'11"

UPVC double glazed bay window to the frontage, radiator, internal window.

Shower Room

10'7" x 4'7" max measurement

Walk in shower enclosure, vanity wash hand basin, chrome mixer tap, low level WC, airing cupboard housing the hot water tank.

Garden Room

22'11" x 11'2"

Brick construction, polycarbonate roof, UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, pedestrian door to the garage, two radiators, tiled floor, raised brick rockery, gas fired wall mounted Glow Worm boiler.

First Floor

Landing

10'1" x 5'8"

Access to eaves storage.

Bedroom One

14'8" x 9'4"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, built-in wardrobes, radiator.

Bedroom Two

10'2" x 8'7"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, paved garden, paved driveway.

To the rear, mainly laid to lawn, paved patio, raised pond, fence boundary, mature trees and shrubs, sun awning.

Garage

18'6" x 11'2"

Metal up-and-over door, metal pedestrian door to the frontage, UPVC double glazed window to the side aspect, wood glazed window to the rear, aluminium double glazed pedestrian door to the rear.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.























Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

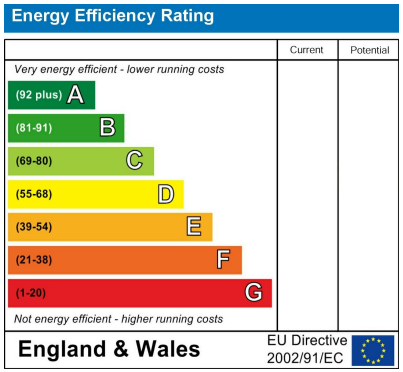


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