



35 Percival Drive

Stockton Brook, Stoke-On-Trent, ST9 9PE

Let me introduce you to this stunning detached family home located on Percival Drive, Stockton Brook! This stunning property defines the quote, "looks can be deceiving" as behind the front door, this property not only oozes style and sophistication but it has space in abundance. The accommodation on offer comprises Large lounge/dining room, conservatory, modern fitted kitchen/breakfast room with integrated appliances, cloakroom, various storage rooms, three double bedrooms with fitted wardrobes and contemporary bathroom suite. Externally the property benefits from ample off road parking, integral garage, and a good sized rear garden. Located in the extremely sought after area of Stockton Brook, close to local amenities, excellent schooling, canal towpaths and commuter links to the market town of Leek or Hanley town centre. Call us to arrange your viewing!!

£450,000

35 Percival Drive

Stockton Brook, Stoke-On-Trent, ST9 9PE



- BEAUTIFULLY PRESENTED, SPACIOUS DETACHED HOME LOCATED IN STOCKTON BROOK
- INTEGRAL GARAGE WITH PLUMBING
- CONTEMPORARY BATHROOM SUITE
- ENERGY EFFICIENT- RATED A. GAS AND ELECTRIC COSTS COVERED BY SOLAR PANELS.
- LARGE LOUNGE/DINING ROOM AND CONSERVATORY
- CLOAKROOM
- WELL PROPORTIONED REAR GARDEN AND AMPLE OFF ROAD PARKING
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES AND ISLAND
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- VERY DESIRABLE AREA, CLOSE TO GOOD SCHOOLING AND AMENITIES

GROUND FLOOR

Entrance Hall

15'0" x 7'4" (4.59 x 2.26)

Composite door to the front aspect. UPVC windows to the front aspect. Feature window to the rear aspect. Radiator and parquet flooring. Stairs to the first floor and doors to under stair storage cupboard.

Storage Cupboard

5'2" x 4'3" (1.59 x 1.32)

UPVC window to the front aspect.

Cloakroom

6'10" x 2'9" (2.09 x 0.85)

Fitted with a suite comprising low level W/C and wash hand basin. Partly tiled walls.

Lounge/Dining Room

28'8" x 10'9" (8.74 x 3.28)

UPVC patio doors to the rear aspect. UPVC windows to the front and rear aspect. Electric fireplace and wall lights. Two radiators.

Conservatory

11'5" x 10'3" (3.49 x 3.13)

UPVC patio doors to the rear aspect and UPVC windows to the rear and side aspects. Tiled flooring.

Kitchen/Breakfast Room

19'10" x 12'10" (6.06 x 3.93)

Composite door to the rear aspect. UPVC windows to the rear aspect. Fitted with a range of wall and base storage units with inset sink and drainer. Coordinating quartz work surfaces. Integrated appliances include double induction hob and electric oven with cooker hood above, dish washer and wine coolers. Space for a fridge/freezer. vertical radiator and ceiling spotlights. Click flooring.

FIRST FLOOR

Landing

18'1" x 3'4" (5.52 x 1.02)

UPVC windows to the front aspect. Two radiators and door to storage cupboard housing wall mounted combi boiler.

Bedroom One

14'4" x 11'2" (4.39 x 3.41)

UPVC windows to the front and rear aspect. Fitted wardrobes and radiator.

Bedroom Two

11'3" x 10'4" (3.44 x 3.16)

UPVC window to the rear aspect. Fitted wardrobes and radiator. Loft hatch access.

Bedroom Three

10'9" x 9'8" (3.30 x 2.95)

UPVC window to the rear aspect. Fitted wardrobes and radiator..

Bathroom

7'1" x 6'11" (2.17 x 2.13)

UPVC window to the side aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above, vanity wash hand basin and low level W/C. Fully tiled walls and flooring. Vertical radiator and ceiling spotlights. Under lighting.

EXTERIOR

To the front of the property there is a tarmacadam driveway providing ample space for parking. Matures borders and lawned garden. Access to the rear garden down the side aspect of the property.. The rear garden is enclosed with paved patio areas and lawned gardens. Mature borders.

Integral Garage

18'4" x 9'6" (5.61 x 2.91)

Electric roller door to the front aspect. Light and power. Plumbing for washing machine. Door to storage cupboard.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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