



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

## Tittensor Stoke-On-Trent

Bracken Close Tittensor  
Stoke-On-Trent Staffordshire



**Embark on your quest for the perfect family abode with this exquisite three-bedroom detached home! Step inside to discover a welcoming living room, a spacious kitchen/dining room, and a convenient guest WC on the ground floor.**

Upstairs, three bedrooms await along with a family bathroom, ensuring comfort for the whole family. Outside, a double width driveway and a generous private rear garden beckon, offering ample space for parking and outdoor enjoyment. Nestled in a highly sought-after location, just a short drive from Stone & Trentham's vibrant array of shops and amenities, this property is bound to attract attention. Don't miss out on this golden opportunity—call us today, as this gem is sure to fly off the market!

- Three Bedroom Detached Family Home
- Living Room With A Log Burner
- Open Plan Kitchen/ Dining Room With Guest WC
- Three Bedrooms & Family Bathroom`
- Located In A Highly Desirable Village
- Close To Trentham Gardens & Stone

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## **Kitchen / Dining Room** 14' 9" x 19' 3" (4.49m x 5.86m)

Being accessed through a double glazed entrance door with double glazed window to the side elevation and having stairs leading to the first floor landing. The kitchen and dining area are open plan and have a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome mixer tap. Range of integrated appliances including double oven, four ring gas hob with cooker hood over, dishwasher, fridge and freezer. Wood effect flooring chrome towel radiator and double glazed window to the rear elevation and double glazed double doors giving views and access to the rear garden.



## **Inner Lobby**

With radiator and access to the garage.

## **Utility / Guest WC** 5' 5" x 4' 9" (1.65m x 1.46m)

Having base and eye level units and space for appliances beneath. Wash hand basin with chrome mixer tap and splashbacks, close coupled WC. Radiator and wood effect flooring.



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## **Living Room** 11' 11" x 10' 10" (3.63m x 3.31m)

Having a multi-fuel stove set within the chimney breast and set on a tiled hearth. Radiator, wood effect flooring and double glazed bow window to the front elevation.

## **First Floor Landing**

Having access to loft space.

## **Bedroom One** 11' 11" x 11' 1" (3.62m x 3.37m)

A good-sized main bedroom having a radiator and double glazed window to the front elevation.

## **Bedroom Two** 8' 1" x 11' 1" (2.47m x 3.38m)

A second double bedroom having a radiator and double glazed window to the rear elevation.

## **Bedroom Three** 6' 4" x 8' 8" (1.94m x 2.64m)

Having an airing cupboard, radiator and double glazed window to the side elevation.

## **Family Bathroom** 6' 4" x 5' 5" (1.93m x 1.65m)

Having a white suite comprising of a panelled bath with an electric shower over and glazed screen and chrome taps, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath. and a WC with an enclosed cistern. Tiled walls, tiled effect floor, chrome towel radiator and double glazed window to the side elevation.

## **Outside - Front**

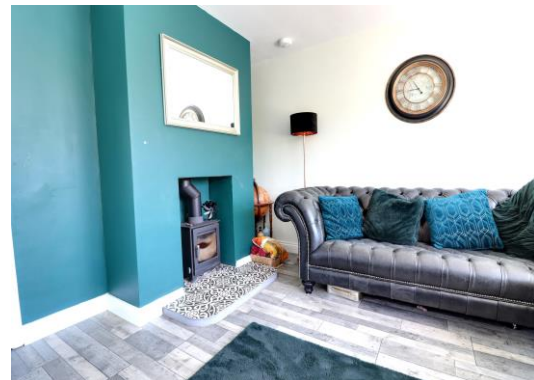
The property is approached over a double-width driveway providing ample off-road parking and the drive gives access to a small garage/store.

## **Small Garage / Store** 9' 8" x 8' 6" (2.95m x 2.60m)

Having an electric roller shutter door to the front, power and lighting. An internal door leads to the lobby and double glazed window to the side elevation.

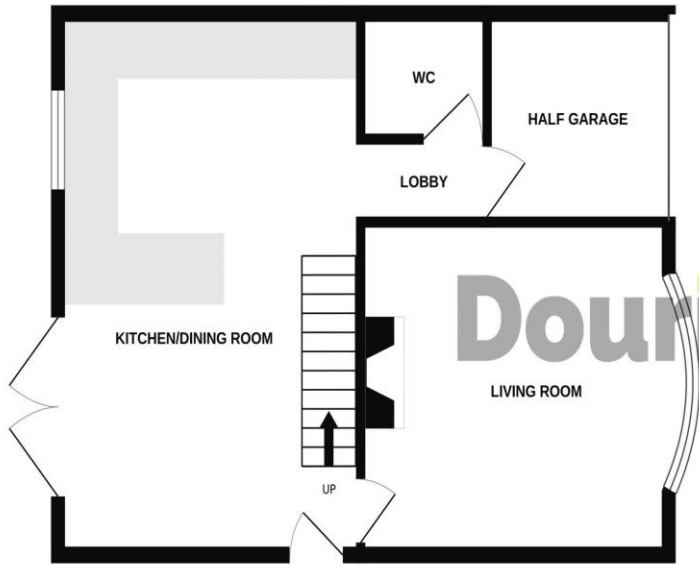
## **Outside - Rear**

Having a paved seating area overlooking the remainder of the garden being mainly laid to lawn with a further paved seating area and enclosed by panel fencing.

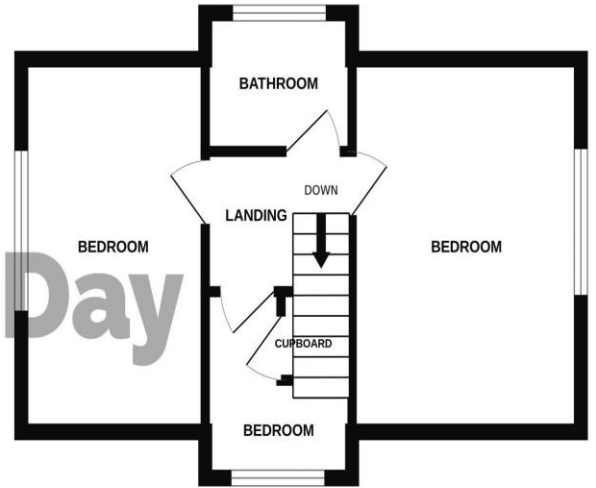




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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