

**£315,000**

**263 Sandon Road, Meir, ST3 7BL**



- BEAUTIFUL DETACHED HOUSE
- THREE BEDROOMS
- EXTENDED ACCOMMODATION

- THREE RECEPTION AREAS
- LOVELY DINING-KITCHEN
- GUEST CLOAKROOM

- MODERN FAMILY BATHROOM
- DETACHED GARAGE
- PRETTY GARDEN WITH VIEWS

**BEAUTIFUL EXTENDED DETACHED HOUSE IN THE POPULAR MEIR HEATH LOCATION. Three bedrooms, three reception rooms, family-kitchen and pretty grounds. Detached garage and generous driveway parking. Presented to a high standard and with stunning views to the rear. Viewing highly recommended.**

# 263 Sandon Road, Meir, ST3 7BL

## ENTRANCE HALLWAY

3.70m x 1.09m (12'2" x 3'7")

Entrance into this lovely property is via the front UPVC door into the hallway. With tiled floors, stylish decor and doors off to the lounge and through to the kitchen. Fabulous under-stairs storage drawers and cupboard space. Stairs off to the first floor landing.

## LOUNGE

3.87m x 3.52m (12'8" x 11'7")

Bright, airy and stylish. The lounge is nicely proportioned and flows into the kitchen-diner, creating a lovely open-plan feel to this part of the accommodation. Central fireplace, large UPVC double glazed window overlooking the front of the property, modern panel radiator. Wood-effect flooring throughout the ground floor. Archway through to the dining area.

## KITCHEN-DINER

5.03m x 2.71m (16'6" x 8'11")

Modern and spotless, the kitchen and dining space offers a range of wall and base units in cream gloss, with butchers-block effect worktop. Stainless steel sink and drainer. Space and plumbing for dishwasher and washing machine. Space for fridge freezer. Integral electric oven with gas hob above and extractor fan. Modern wall panel radiator. Access through to the side door and to the guest cloakroom.

## DINING ROOM & SUN ROOM

3.57m x 2.10m (11'9" x 6'11") dining section

Within the extended section of the ground floor accommodation, the sun-room and dining room offers a lovely quiet space to either entertain family & guests or enjoy your morning cup of coffee. Large UPVC double glazed windows overlook the rear garden, with French doors leading out to the patio. This area is flooded with natural light, and has a beautiful roof-lantern creating the feeling of space and height. Doorway through into the music room. Wall mounted electric heaters.

## MUSIC ROOM

4.70m x 2.15m (15'5" x 7'1")

A fabulous third reception room that is currently used as a music room, but could be a child's playroom, work-from-home office, games room or useful for those looking to offer beauty or therapy treatments from home! Tiled flooring and painted walls, with wall mounted electric heater. French doors opening onto the front driveway.

## GUEST WC

2.63m x 0.68m (8'8" x 2'3")

Part-tiled walls, tiled flooring, wall mounted radiator and wc. UPVC double glazed window with frosted glass.

## STAIRS AND LANDING

2.42m x 2.05m (7'11" x 6'9")

Stairs rise up from the entrance hallway to the first floor accommodation. Fitted carpet. Doors off to the three bedrooms and family bathroom. UPVC double glazed window.

## BEDROOM ONE

3.81m x 3.50m (12'6" x 11'6")

Lovely double room with tasteful decor, fitted carpet, UPVC double glazed window and range of fitted wardrobes. Wall mounted radiator.

## BEDROOM TWO

3.30m x 2.70m (10'10" x 8'10")

A second double bedroom, with fitted carpet, wall mounted radiator, UPVC double glazed window with stunning views across Meir Heath.

## BEDROOM THREE

2.60m x 1.91m (8'6" x 6'3") max

A single bedroom, ideal as child's bedroom, nursery or dressing room. Fitted carpet, wall mounted radiator, storage shelving and UPVC double glazed window.

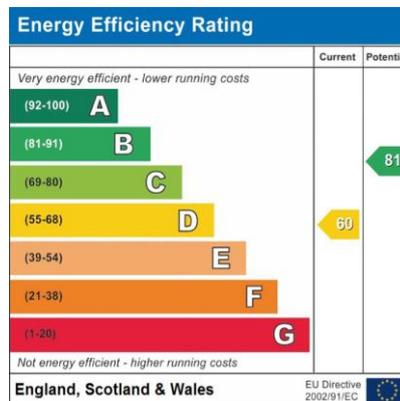
## FAMILY BATHROOM

2.45m x 1.55m (8'0" x 5'1")

A spotless, stylish family bathroom with bath, wc and wash hand basin set within vanity unit and separate shower cubicle. Part tiled walls, tiled flooring, UPVC double glazed frosted-glass window, wall mounted radiator.

## OUTSIDE AREAS

The property is set well back within this wide plot, offering lots of parking to the front driveway and access to the garage. Large timber gates can be closed for extra privacy. The garden areas are surrounded by slow-growing hedges that provide a good level of privacy. The garden area has areas for seating, entertaining, BBQ-ing and relaxing... just bring on the summertime!







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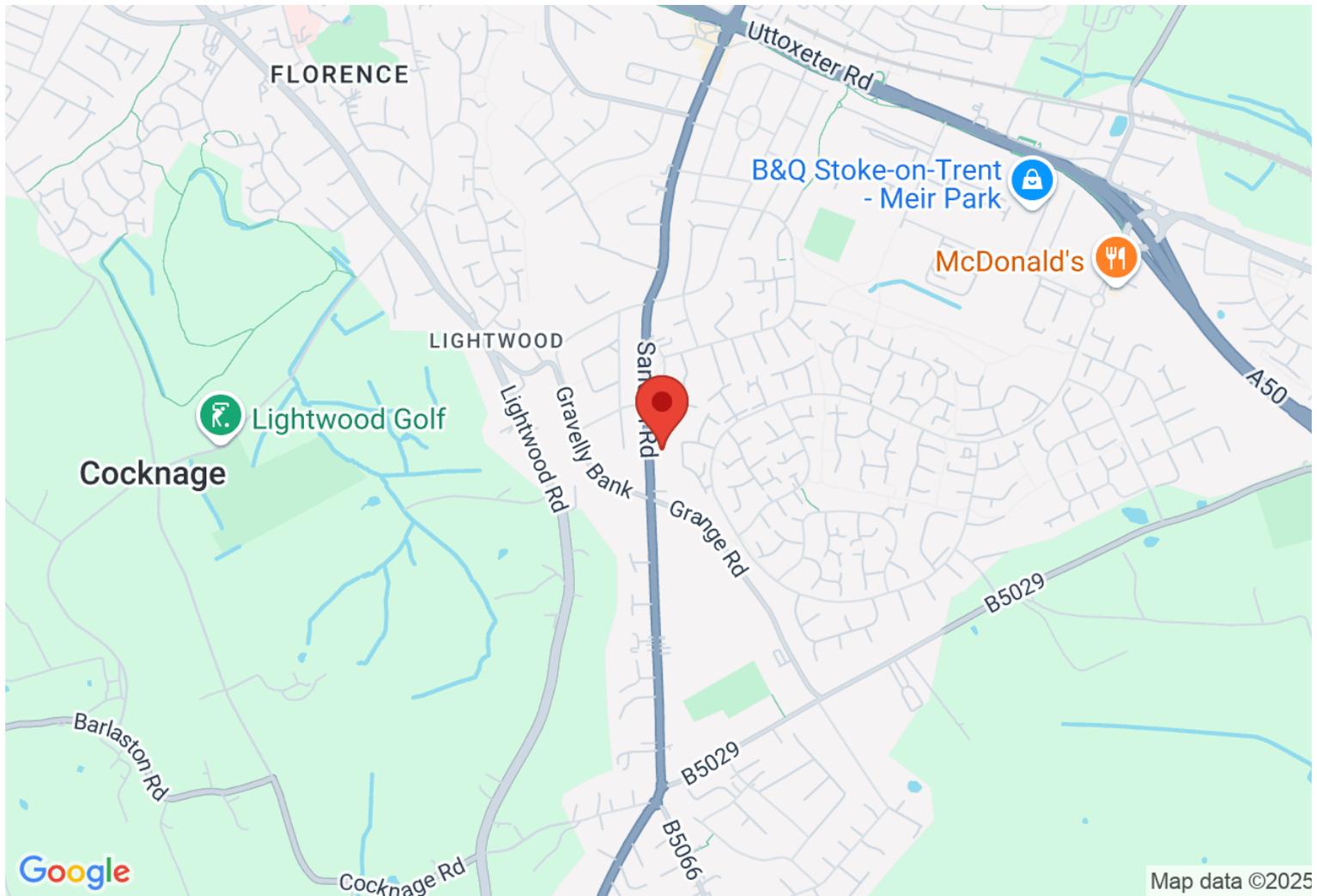
## GROUND FLOOR



TOTAL AREA: APPROX. 143.0 SQ. METRES (1539.2 SQ. FEET)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Location



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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