

**£285,000**

**20 Fellbrook Lane, Bucknall, ST2 8AQ**



- STUNNING EXTENDED SEMI
- THREE RECEPTION AREAS
- OPEN-PLAN KITCHEN-DINING
- GARDEN ROOM WITH BIFOLD DOORS
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- BEAUTIFUL INTERIORS
- PRESENTED TO A HIGH STANDARD
- GARAGE, DRIVEWAY & GARDENS

**BEAUTIFUL EXTENDED SEMI-DETACHED HOME.** Prepared to be wowed by this lovely family home - immaculate and stylish with three double bedrooms, two bathrooms, three reception areas, utility and beautiful gardens. The property benefits from a detached garage and driveway parking, in this pretty lane in Bucknall. Viewing highly recommended.

# 20 Fellbrook Lane, Bucknall, ST2 8AQ

## ENTRANCE HALLWAY

*3.35m x 1.66m (10'12" x 5'5")*

Entrance into this beautiful home is via the front composite door, leading into the hallway, with herringbone-style wood-effect flooring, stairs off to the first floor accommodation, door through to the lounge and on to the kitchen area. Wall mounted radiator.

## LOUNGE

*4.15m x 3.86m (13'7" x 12'8")*

Light and bright with pale grey and white decor, pale grey fitted carpet, and wall mounted radiator. Central fireplace with gas fire set within hearth and surround. UPVC double glazed bay window overlooking the front of the property.

## OPEN PLAN KITCHEN-DINER

## KITCHEN AREA

*3.91m x 2.62m (12'10" x 8'7")*

From the hallway through to the kitchen, where the accommodation opens up to provide a large and stunning kitchen-dining room. The kitchen section has a range of fitted wall and base units in pale grey shaker-style, with integrated fridge-freezer, dishwasher, composite sink and drainer, twin-cavity electric oven and electric induction hob set beneath extractor hood. There is the continuation of the herring-bone wood-effect flooring through into the dining section and on to the rear garden room. Modern panel radiator, doorway through to the utility room and UPVC double glazed window letting in lots of natural light, overlooking the side of the property.

## DINING SECTION

*3.91m x 2.29m (12'10" x 7'6")*

Open-plan to the kitchen section, the connection of the dining space to the kitchen is via a breakfast bar. A perfect space to cook, entertain, socialise or simply enjoy the formal dining arrangement & gather the family around the dining table! Beautifully decorated with pale green feature wall, against white painted walls and the wooden tones of the worktop and herringbone floor. Archway leading through to the rear garden room, formed by the extension to the property.

## GARDEN ROOM

*3.74m x 3.59m (12'3" x 11'9")*

A peaceful haven of a room, with a fully glazed elevation that has bifold doors opening on to the rear private patio and garden area. Once again, decorated to a really high standard with pale, neutral tones and accent colours to the interiors. Two wall mounted panel radiators, electric blinds that can be controlled as single blinds or in unison. Cosy & warm in winter, or open the doors fully and let the summertime in!

## UTILITY

*1.93m x 1.29m (6'4" x 4'3")*

Stylish and functional - space and plumbing for washing machine and tumble dryer. Useful work-top space. Wall mounted radiator. Mosaic-style flooring, white painted walls and UPVC double glazed window. Oak door leading through to the ground floor bathroom.

## GROUND FLOOR BATHROOM

*2.18m x 1.94m (7'2" x 6'4")*

A beautiful bathroom, with pale aqua-coloured tiles to the walls, continuation of the mosaic-effect tiling to the floor, with accent wall in bathroom-blue! Wall mounted chrome heated towel rail. Bath with rainfall shower above, wash hand basin and wc. UPVC double glazed window with blinds. Extractor fan. Spotless... and rather beautiful!

## STAIRS AND LANDING

*3.02m x 0.84m (9'11" x 2'9")*

Stairs rise up from the entrance hallway to the first floor landing, with fitted carpet, UPVC double glazed window, oak doors off to the three bedrooms and family shower-room.

## BEDROOM ONE

*3.77m x 3.25m (12'4" x 10'8") max*

Lovely double room with modern boutique-style decor in pale blues and greys. Fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the front of the property.

## BEDROOM TWO

*3.83m x 2.83m (12'7" x 9'3")*

A second double room, with range of fitted wardrobes providing excellent storage space. Fitted carpet, wall mounted radiator, UPVC double glazing overlooking the lovely rear garden.

## BEDROOM THREE

*3.04m x 2.54m (9'12" x 8'4")*

A third excellent double room, with painted feature wall in ocean-blue, fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the rear garden.

## FAMILY SHOWER ROOM

*2.61m x 1.70m (8'7" x 5'7")*

Spotless, stylish & finished to a high quality. The family shower room offers double-shower cubicle, wash hand basin and wc. Tiled walls, part-painted, mirrored wall cabinet, vinyl flooring, UPVC double glazed, frosted-glass window.

## OUTSIDE AREAS

The property is positioned on a very deceptive plot, with a beautiful rear garden area that offers a large patio, detached single garage, steps up to raised lawned section and pergola seating area. Perfect entertaining space and relatively easy maintenance! There is a block paved driveway to the front and side of the house, behind a brick-built boundary wall with wrought-iron gates. Beautifully presented and with plenty of curb-appeal.



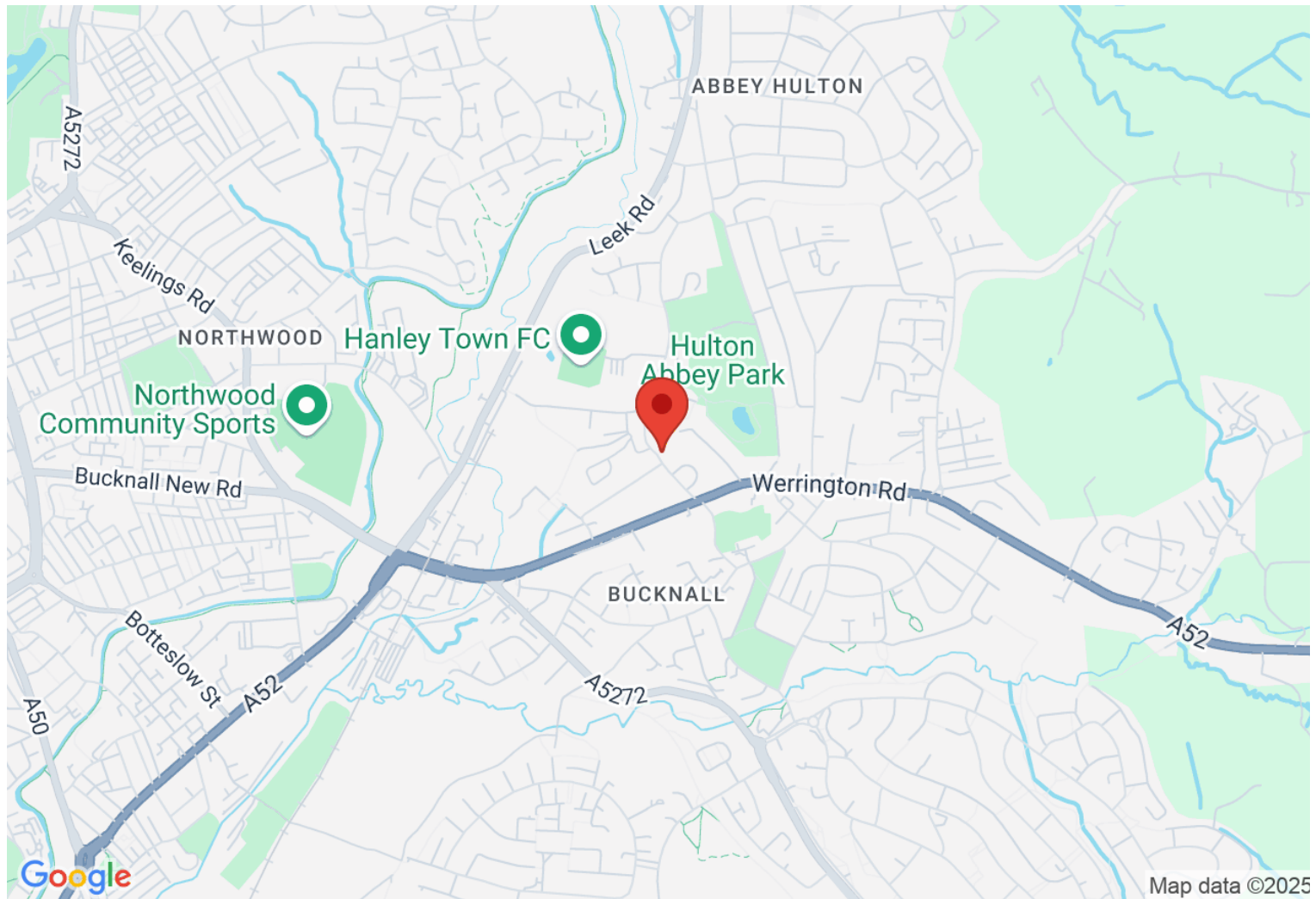








## Location



### 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](mailto:sales@daleandcollins.com) | [lettings@daleandcollins.com](mailto:lettings@daleandcollins.com) W: [www.daleandcollins.com](http://www.daleandcollins.com)

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.