

**SAMUEL  
MAKEPEACE**  
BESPOKE ESTATE AGENTS



**Bakewell Street, Penkhull, Stoke-on-Trent**  
**£375,000 Offers In Excess Of**  
**4 Bedrooms 2 Reception Rooms 2 Bathrooms**

GRAB YOUR FLOUR, EGGS, AND ICING CAUSE WE WILL BE BAKING UP A TREAT TO TICKLE YOUR TASTE BUDS. First in the bowl is this MATURE-FOUR-BEDROOM FAMILY HOME! Perfectly situated on the POPULAR AREA of Bakewell Street, Penkhull the property is in walking distance from ROYAL STOKE HOSPITAL AND NEWCASTLE TOWN! Set upon a vast plot this property embraces spacious living. Upon entry into the grand entrance hallway, it allows access to all ground floor accommodations, the BOX BAY FRONTED LIVING ROOM creates a bright and airy atmosphere. The kitchen is a chef's dream and is well equipped with all built-in appliances and space many more, following into the DINING ROOM providing this property with a space for the family to gather and enjoy a good Bakewell tart. A HANDY SEPARATE WC AND UTILITY ROOM complete the ground floor level. On the first floor, the MAIN SUITE awaits boasting plush carpeting, fitted wardrobes, and even a SHOWER EN-SUITE to transport you to your oasis. Further another THREE GOOD-SIZED BEDROOMS with the versatility to become home offices, guest rooms, or even perfect for little ones! The first floor is also home to the MAIN BATHROOM with both a bathtub and shower cubicle to accompany everyone's needs. Externally this property does not disappoint, to the rear, you will find a LOW MAINTENANCE keep with lawn and tranquil seating areas, and to the front a vast range of parking! Selling with NO UPWARD CHAIN this property has every ingredient needed! CONTACT SAMUEL MAKEPEACE BESPOKE ESTATE AGENTS TODAY!



## ROOM DETAILS

### INTERIOR

#### GROUND FLOOR

##### Entrance Hall

Single glazed door and window, tiled flooring and radiator.

##### Lounge

Double glazed box bay window, double internal doors and radiator.

##### Dining

Double glazed sliding patio doors and radiator.

##### Kitchen

Double glazed window and door. Fitted wall and base cupboards with Corian work surfaces. Sink and drainer with built in cooker, gas hob, glass splashback and cooker hood. Integrated fridge freezer and dishwasher.

Tiled flooring and radiator.

##### Utility

Double glazed window. Fitted wall and base units with work surfaces. Sink and drainer, spaces for washing machine and dryer. Tiled flooring and radiator.

##### WC

Double glazed window, LLWC and hand wash basin. Radiator.

##### Garage

Single with up and over door. Power and lighting.



#### FIRST FLOOR

##### Landing

Airing cupboard and loft access.

##### Bedroom One

Double glazed window, fitted wardrobes and radiator.

##### En-suite

Double glazed window. LLWC, hand wash basin with vanity and double shower cubicle. Tiled flooring, extractor fan and towel warming radiator.

##### Bedroom Two

Double glazed window and radiator.

##### Bedroom Three

Double glazed window and radiator.

##### Bedroom Four

Double glazed window and radiator.

##### Bathroom

Double glazed window. LLWC, hand wash basin with vanity, bath and single shower cubicle. Tiled flooring and walls, extractor fan and towel warming radiator.



### EXTERIOR

#### Front

Paved driveway for multiple with decorative shrubs.

#### Rear

Patio areas, lawn areas and decorative beds.



EPC Rating:  
C

Council Tax:  
Band E

Local Authority:  
Stoke on Trent Council

Tenure:  
Freehold





Call us now 01782 914 444 to enquire!







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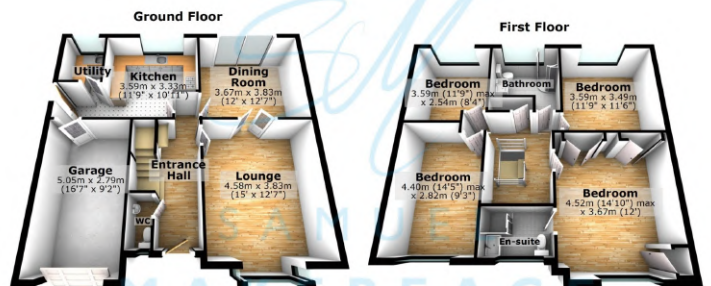
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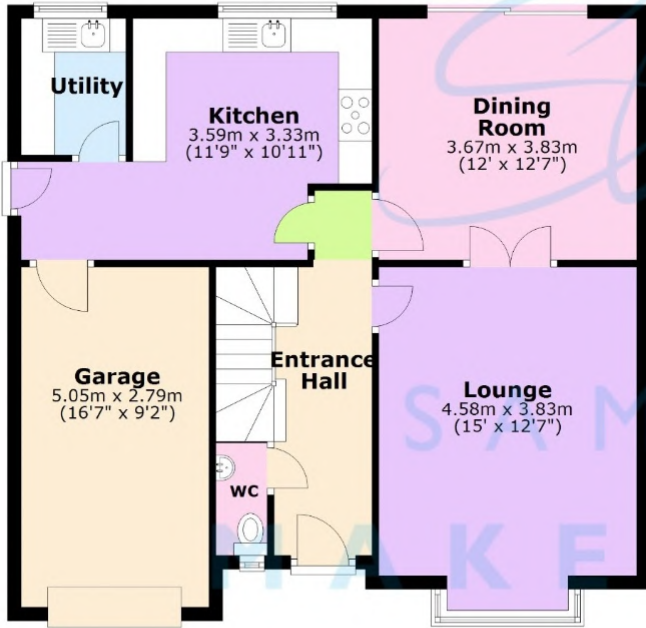
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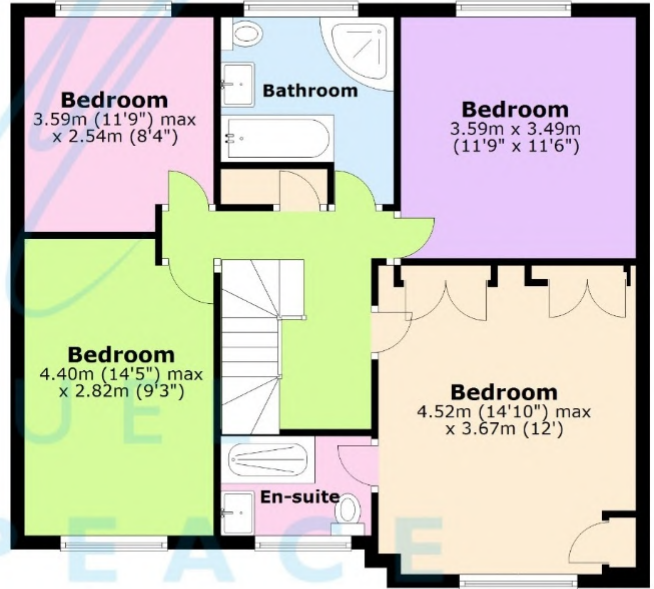
We accept no responsibility for any mistake or inaccuracy contained within the Floorplan. It is provided as a guide only, and should be deemed an illustration only. The plan is not to scale, and does not suggest the correct positioning of any item within its contents. Samuel Makepeace Bespoke Estate Agents 02762 916 446. Plan produced using PlanIt.

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**Ground Floor**



**First Floor**



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**Disclaimer**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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