



Percival Drive, Stoke-On-Trent, ST9 9PE.  
Offers in Excess of £375,000

Est. 1930  
**Whittaker  
& Biggs**

# Percival Drive, Stoke-On-Trent, ST9 9PE.

This beautifully presented three-bedroom detached family home is nestled within a substantial plot, with spacious driveway to the front, side and detached brick constructed garage, with low maintenance rear garden. The property has been modernised throughout and includes a contemporary kitchen, bathroom, three reception rooms, useful utility and cloakroom.

You're welcomed into the property via the porch, with quarry tiled floor, through to the hallway, laid to parquet flooring and useful understairs store. The living room is located to the front, having feature bay window and oak flooring, with ample room for living furniture. The open plan dining kitchen is a light and airy space, with room for a family sized table/chairs, range of shaker style units to the base and eye level, breakfast bar, five ring gas hob, extractor, integral dishwasher, electric grill/fan assisted oven and ceramic sink. The kitchen leads through to the rear hallway/utility area, having space/plumbing for a washing machine/dryer and access to the side of the property. The cloakroom has a vanity unit, low level WC and cupboard housing a Baxi gas fired boiler. Located to the rear of the property is the family room, this runs off the dining room and has patio doors to the rear garden.

To the first floor are three well proportioned bedrooms and a family bathroom. The bathroom incorporates a p-shaped panel bath with shower screen, chrome fitment over, low level WC and pedestal wash hand basin.

Externally to the frontage is a herringbone block paved driveway, gated access, walled boundary, area laid to lawn and gated access to the side. To the side is a continuation of the block paved driveway, detached brick constructed garage with up and over door, power, light and pedestrian door to the side. The rear garden is laid to artificial lawn, Indian stone patio and fenced boundary. Located to the other side of the property is an area laid to artificial grass.

A viewing is highly recommended to appreciate this homes desirable location, plot size, spacious layout and contemporary finish.

## Situation

An elevated location offering stunning views over the surrounding countryside, together with the Cauldon Canal just a short distance away, which provides many countryside walks. Canford is just a short distance from Greenways Primary School. Public houses/restaurants such as Ego, The Lockside and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



**Entrance Porch** 3' 10" x 7' 8" (1.16m x 2.33m)  
Wood door to the front elevation, double glazed windows to the front elevation, double glazed windows to the side elevation, quarry tiled floor.

**Entrance Hallway** 12' 10" x 8' 2" (3.92m x 2.48m)  
Parquet floor, part tiled floor, radiator, UPVC double glazed window to the side, under stairs storage cupboard with a UPVC double glazed window to the side elevation.

**Living Room** 12' 9" x 11' 11" (3.89m plus bay x 3.64m)  
UPVC double glazed window to the side elevation, UPVC double glazed bay window to the front elevation, oak floor, radiator.

**Dining Room** 11' 10" x 11' 1" (3.61m x 3.39m)  
UPVC double glazed window to the side elevation, tiled floor, wall mounted radiator.

**Family Room** 9' 5" x 11' 3" (2.87m x 3.43m)  
UPVC double glazed window to the side elevation, UPVC double glazed patio doors to the rear elevation, wall mounted radiator, tiled floor, inset downlights.

**Kitchen** 9' 10" x 8' 0" (2.99m x 2.45m)  
Range of fitted units to the base and eye level, five ring gas hob, extractor fan above, ceramic sink with drainer and chrome mixer tap, integral dishwasher, integral fan assisted oven, grill and microwave, integral fridge, integral freezer, UPVC double glazed window to the side elevation, breakfast bar with drawers beneath, inset downlights.

**Rear Porch/Utility Room** 6' 2" x 8' 9" (1.87m x 2.66m)  
max measurements  
Plumbing and space for washing machine and dryer, base units, wood double glazed door to the side, radiator, cloakroom off.

**Cloakroom** 2' 10" x 4' 9" (0.86m x 1.45m)  
Low level WC, pedestal, Roca sink with storage beneath, chrome mixer tap, bifold door, UPVC double glazed window to the rear elevation, cupboard housing Baxi gas fired boiler.

## First Floor

### Landing

UPVC double glazed window to the side elevation, wall lights.

**Bedroom One** 12' 10" x 11' 11" (3.91m x 3.63m)  
UPVC double glazed window to the front elevation, radiator, UPVC double glazed window to the side elevation.

**Bedroom Two** 11' 2" x 11' 11" (3.41m x 3.62m)  
UPVC double glazed window to the rear elevation, radiator.

**Bedroom Three** 8' 4" x 8' 2" (2.55m x 2.50m)  
UPVC double glazed window to the front elevation, radiator.

**Bathroom** 6' 1" x 8' 2" (1.85m x 2.48m)  
P-shaped shower bath with shower screen, chrome shower fitment, chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, chrome heated ladder radiator, partly tiled, UPVC double glazed window to the rear elevation.



### Externally

To the front, herringbone block paved driveway, gated access, walled and hedged boundaries, area laid to lawn, courtesy lighting, gated access to one side of the property. To the side, herringbone block paved driveway, outside water tap, fenced boundary, gated access to the rear elevation. To the other side of the property, area laid to artificial grass, fenced boundary. To the rear, Indian stone patio area, artificial grass area, courtesy lighting, fenced boundaries, power point.

### Garage 16' 10" x 9' 4" (5.13m x 2.84m)

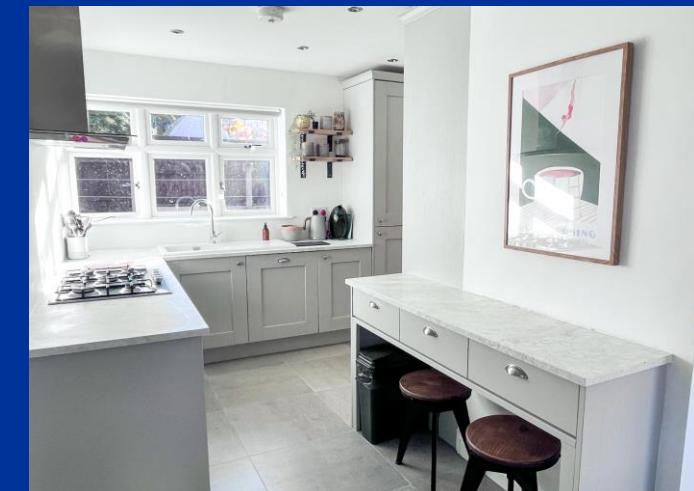
Brick constructed, up and over door to the front, power and light connected, window to the side.

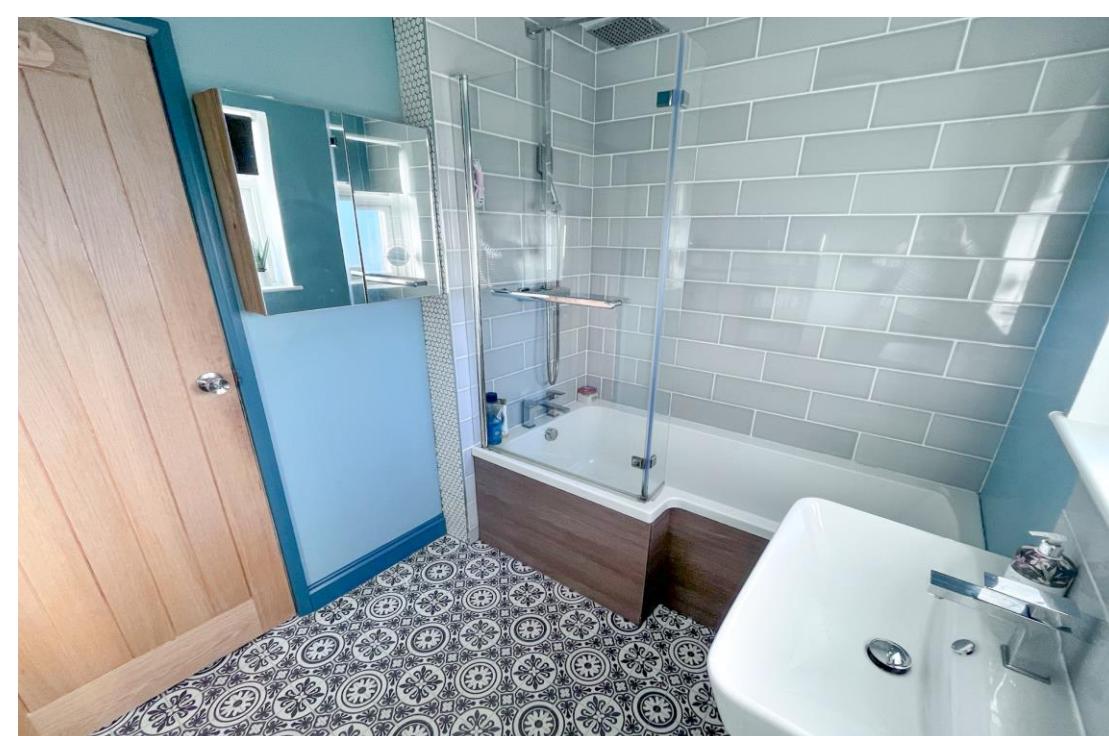
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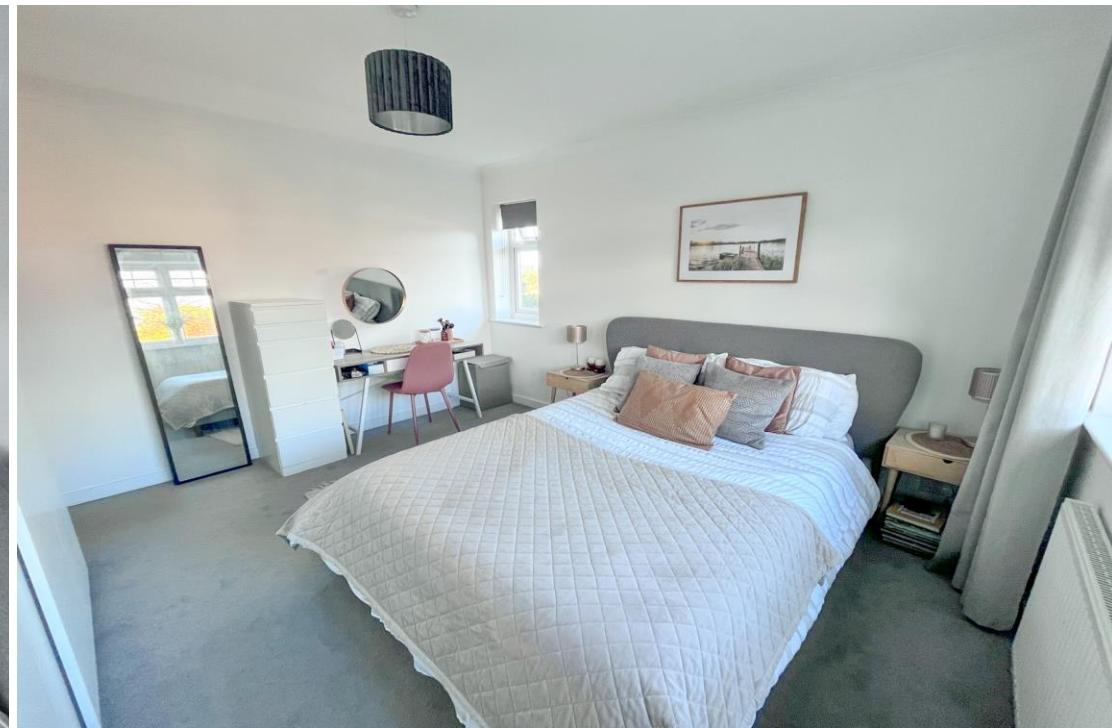
Council Tax Band: E

EPC Rating: F

Tenure: believed to be Freehold



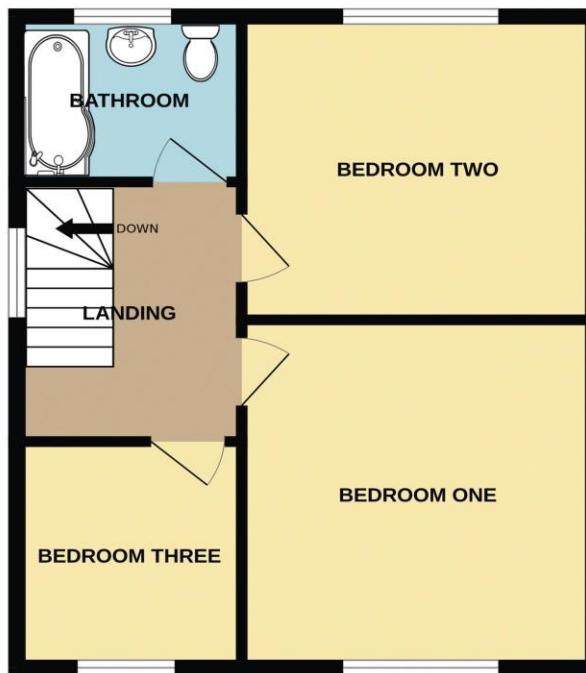




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are not guaranteed. 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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## Directions

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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