



Beaconsfield Drive,  
Blurton, Stoke-on-Trent



01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)





# Offers in Region of £280,000

A stunning five bedroom semi-detached property in the popular residential location of Blurton. This property has undergone a complete transformation to accommodate a large open plan Living/Kitchen/Dining area with bi-fold doors and kitchen island unit as the main living space of the property. Five bedrooms across the first and second floor with the master having an en-suite with walk in shower. Externally a tarmac driveway to the front, porcelain patio area and artificial turf make up the rear garden with fenced borders. Viewing is highly advised to appreciate the quality and space this property has to offer!





## Ground Floor

### Hallway

Composite front door, under stairs storage, radiator and vinyl flooring.

### Lounge

5.65m x 3.57m (18' 6" x 11' 9") A double glazed bay window to the front, radiator and carpet flooring.

### Kitchen/Diner/Lounge

6.63m x 5.61m (21' 9" x 18' 5") An open plan space with a range of wall and base units with worktops, integral ovens, dishwasher, fridge/freezer, island with induction hob, bi-fold doors to the rear garden with electric blind, lantern sky light, radiator and vinyl flooring.

### Utility Space

3.16m x 1.59m (10' 4" x 5' 3") An open plan space with a range of wall and base units with worktops, integral ovens, dishwasher, fridge/freezer, island with induction hob, bi-fold doors to the rear garden, lantern sky light, radiator and vinyl flooring.

### Guest W/C

1.79m x 0.66m (5' 10" x 2' 2") A low level W/C, hand wash basin, towel radiator and vinyl flooring.

## First Floor

### Bedroom Three

3.60m x 3.48m (11' 10" x 11' 5") A double glazed window, radiator and carpet flooring.

### Bedroom Four

3.52m x 2.76m (11' 7" x 9' 1") A double glazed window, storage cupboard, radiator and carpet flooring.

### Bedroom Five

2.68m x 2.09m (8' 10" x 6' 10") A double glazed window, radiator and carpet flooring.

### Bathroom

1.94m x 1.89m (6' 4" x 6' 2") A bath with overhead rainfall shower unit, vanity hand wash basin, low level W/C, towel radiator, double glazed window and laminate flooring.

## Second Floor

### Bedroom One

3.60m x 2.66m (11' 10" x 8' 9") A double glazed window, storage space, radiator and carpet flooring.

### En Suite

3.10m x 0.87m (10' 2" x 2' 10") A walk in shower unit with rainfall shower, vanity hand wash basin with mixer tap, low level W/C, double glazed window and laminate flooring.

### Bedroom Two

3.56m x 2.58m (11' 8" x 8' 6") A double glazed window, storage space, radiator and carpet flooring.

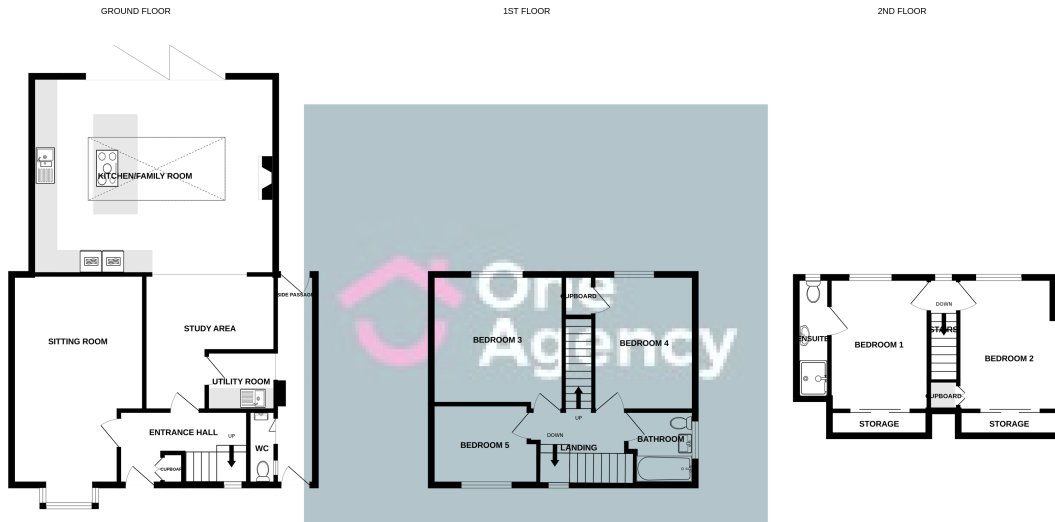
## External

Front - A tarmac driveway for off road parking for multiple vehicles.

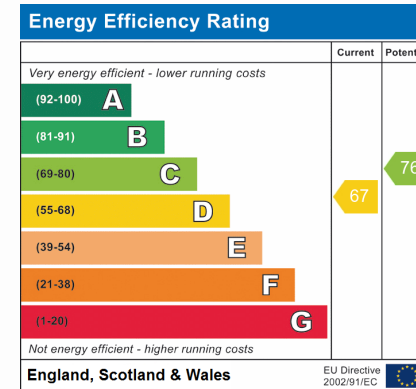
Rear - Porcelain patio area with glass border and steps to artificial lawn area with fenced borders.

## AGENTS NOTES

The property benefits from CCTV.



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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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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