



82 Durham Drive, Stoke-On-Trent

£399,950



Fresh, Light & Contemporary throughout - having a modern kitchen/dining room • A large private garden to the rear with the added bonus of a 'secret garden' to the side • Space for all the family with a living room & a further family room/snug to the rear! • Ample parking via the driveway to the front along with a double garage having electric doors • Plenty of local amenities, schooling and handy commuter links close by. Not to mention a range of local walks on the doorstep!



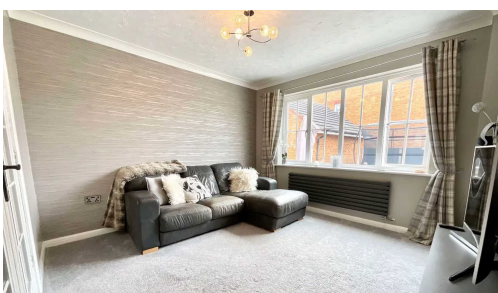
Forget Durham Castle, embrace your very own royal living experience in this superb detached house on Durham Drive! With spacious living accommodation throughout, this really is the perfect house for all the family to enjoy. Comprising of a welcoming entrance hall with a guest WC immediately to the right, a bright and airy living room with gas feature fireplace and french doors that open up to the snug/family room. The kitchen/diner is made up of modern units with built in appliances such as the fridge and more importantly, a wine cooler along with having french doors that open out to the rear garden. There is also a handy utility room just off from the kitchen with further units and provides access to the integral double garage! But wait, we haven't told you yet the kitchen and utility both benefit from fabulous underfloor heating! Rising to the first floor with four great sized bedrooms. The master bedroom benefiting from having a dressing area with a built in wardrobe and a modern Ensuite with shower while the rest of the household enjoy a recently fitted bathroom with a separate bath and shower unit. With any castle, there is usually substantial grounds to go alongside and this is certainly the case when it comes to this family home. Not only having a private rear garden with a lush green lawn, mature borders and a large patio area that runs from the back of the house along the side, there is also the added bonus of a 'secret garden' which provides plenty of opportunities should you wish to extend the property or even add a further garage (all subject to planning persimmon). To the front, ample parking is available via a private driveway along with the double garage and a further lawn. Ideally located with schools and local amenities close by along with having handy commuter links within easy access. This modern castle awaits your viewing!



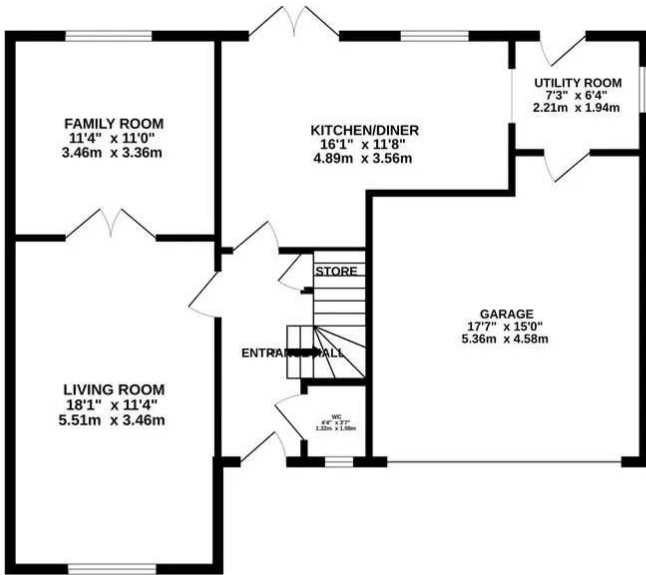
Experience royal living in this detached house on Durham Drive. Spacious living space, modern kitchen with wine cooler, underfloor heating, master bedroom with Ensuite, lush rear garden with 'secret garden' extension potential. Close to schools and amenities with easy commuter links.

EPC Energy Efficiency Rating: D

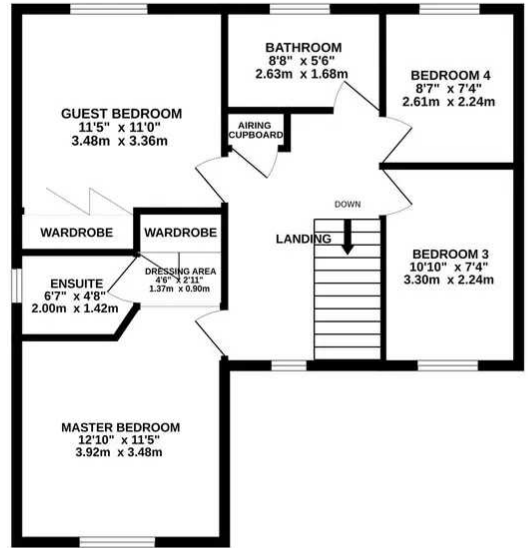
EPC Environmental Impact Rating: E



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 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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