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Letting and Management Specialists



32 Drubbery Lane, Blurton, Stoke-On-Trent, ST3 4BH

£375,000

- A Detached House
- Three Bedrooms
- Utility Room
- Study
- Sizeable Plot
- Two Reception Rooms
- Sun Room
- Two Garages

Situated on Drubbery Lane in Blurton, this unique three-bedroom detached property occupies a sizeable plot and offers an impressive amount of versatile accommodation throughout!

The ground floor has been considerably extended, creating a particularly spacious and flexible home. The accommodation comprises a welcoming sun room, two reception rooms, a well-proportioned kitchen, downstairs WC, study and a sizeable utility room, providing an excellent range of living and practical spaces to suit modern family life.

The two reception rooms offer flexibility for both everyday living and entertaining, while the additional sun room provides a lovely further space to relax and enjoy views across the front garden. The study is ideal for those working from home, while the generously sized utility room adds valuable practicality and storage.

Upstairs, the property provides three good-sized bedrooms, all offering comfortable proportions and plenty of scope for individual use. The accommodation is complemented by a family bathroom.
Externally, the property sits on a generous plot, providing a good amount of outdoor space and further potential for those looking to put their own stamp on the property. The addition of two garages also provides useful storage.

Overall, this is a generously proportioned detached home offering considerably more accommodation than might initially be expected. With its extended ground floor, three good-sized bedrooms, sizeable plot, versatile living spaces and two garages, it presents an excellent opportunity for buyers looking for a substantial family home with plenty of flexibility.

Early viewing is highly recommended to fully appreciate the size, accommodation and potential this property has to offer!





GROUND FLOOR

SUN ROOM
10'08 x 9'01 (3.25m x 2.77m)
Composite front door. UPVC double glazed windows with internal fitted blinds. Fitted carpet. Radiator

HALLWAY
Timber window unit with single glazed stained glass. Fitted carpet. Radiator. Store Cupboard.

FRONT RECEPTION
20'08 x 12'03 (6.30m x 3.73m)
UPVC double glazed window with internal fitted blinds. Fitted carpet. Radiator.

REAR RECEPTION
14'04 x 12'03 (4.37m x 3.73m)
Timber double glazed window. Fitted carpet. Radiator. Gas fire.

KITCHEN
12'09 x 10'09 (3.89m x 3.28m)
Timber double glazed window. Tiled floor. Range of wall cupboards and base units with ample worktop space. Integrated fridge. Pull out table.

REAR HALL
7'09 x 6'03 (2.36m x 1.91m)
Composite rear door. Tiled floor. Radiator. Velux window.

CLOAKROOM
5'03 x 4'0 (1.60m x 1.22m)
Tiled floor. Wash basin.

W/C
Tiled floor and walls. WC.

UTILITY ROOM
26'02max 18'03 min x 8'0 max 5'04 min (7.98mmax 5.56m min x 2.44m max 1.63m min)
Composite door. Three UPVC double glazed windows. Tiled floor. Plumbing for washing machine. Worcester gas boiler. Wall mounted electric heater.

OFFICE
11'11 x 7'01 (3.63m x 2.16m)
Two timber double glazed windows. Fitted carpet. Wall mounted electric heater.

FIRST FLOOR

LANDING
Timber window unit with single glazed stained glass. Fitted carpet.

BEDROOM ONE
14'05 x 12'04 (4.39m x 3.76m)
Two timber double glazed windows. Fitted carpet. Radiator. Range of fitted wardrobes and drawers.

BEDROOM TWO
12'05 x 12'04 (3.78m x 3.76m)
Timber double glazed window. Fitted carpet. Radiator. Fitted wardrobes and drawers. UPVC double glazed window with internal fitted blind.

BEDROOM THREE
9'03 x 7'09 (2.82m x 2.36m)
UPVC double glazed window with internal fitted blinds. Fitted carpet. Radiator.

BATHROOM
10'07 x 8'10 (3.23m x 2.69m)
Timber double glazed window. Tiled floor and walls. Feature column radiator. Walk in bath unit, shower enclosure, low level W/c and wash basin within sizable vanity unit with lighting.

OUTSIDE
To the rear of the property there is a block paved driveway, concrete shed. Two ponds and beautiful gardens including two lawns and a range of established shrubs, bushes and plants. There is a golden gravelled area at the back with a patio and greenhouse.

To the front there are well kept gardens including lawns and borders containing a variety of bushes and plants.

ATTACHED GARAGE
15'0 x 9'02 (4.57m x 2.79m)
Electric roller door. Perfect for storage.

CONCRETE DETACHED GARAGE








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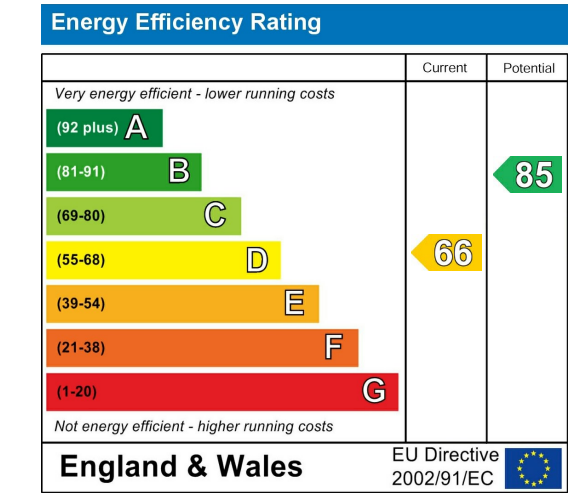

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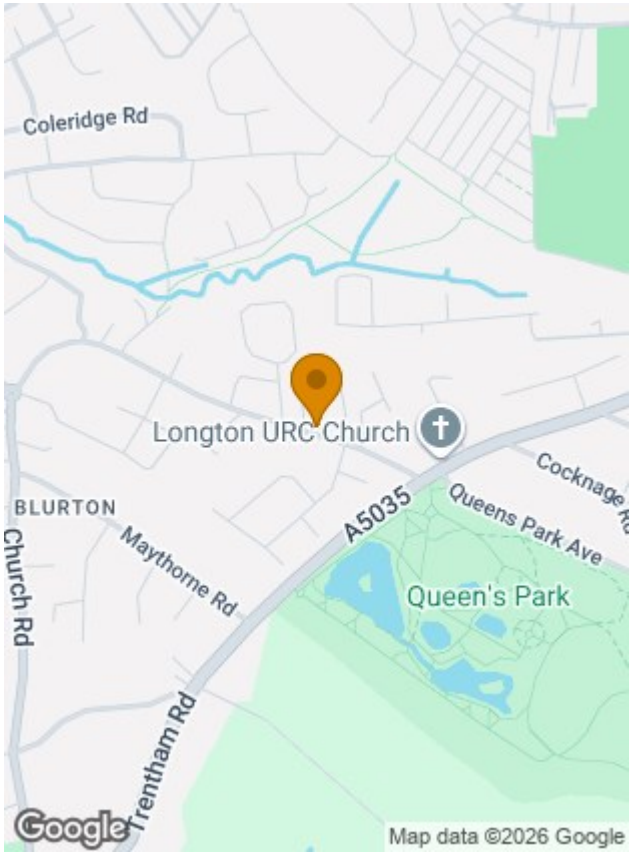

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
85
England & Wales
EU Directive 2002/91/EC


Coleridge Rd
Longton URC Church
BLURTON
A5035
Queens Park Ave
Cocknage Rd
Maythorne Rd
Church Rd
Queen's Park
Trentham Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

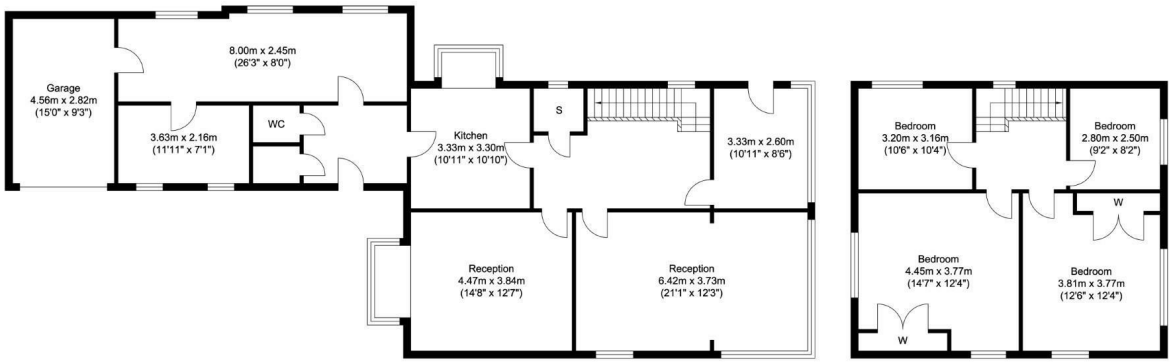
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



Ground Floor

First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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