

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



1 Ludstone Drive, Meir, Stoke-On-Trent, ST3 6SS

£230,000

- End Town House
- A Recent New Build
  - En-Suite
- Allocated Parking
- Three Bedrooms
  - Lounge Diner
- White Bathroom Suite
- Convenient Location

This modern three-bedroom end town house is located on the highly popular Foxfields Estate in Stoke-on-Trent. Built in 2023, the property offers contemporary living with the benefits of a recently constructed home, including modern fixtures and fittings, an efficient layout, and low maintenance.

The accommodation is thoughtfully arranged, providing flexible and spacious living ideal for families, professionals, or first-time buyers.

Situated on a sought-after residential development, the property enjoys a convenient location with easy access to local amenities, schools, and transport links, making it well suited to modern lifestyles.

This is a great opportunity to acquire a nearly new built property in a highly desirable part of the development!

We would be delighted to make arrangements to show you around! For more information call or e-mail.



## GROUND FLOOR

### ENTRANCE HALL

Composite front door. Fitted mat and laminate flooring. Radiator. Stairs to the first floor.

### WC

Laminate flooring. Radiator. Part tiled walls. UPVC double glazed window. Pedestal wash basin and wc.

### KITCHEN

10'3 x 8'2 (3.12m x 2.49m)

Laminate flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with an integrated gas hob, oven and fridge freezer. Logic combi boiler.

### LIVING ROOM

17'11 x 15'2 (5.46m x 4.62m)

Laminate flooring. Two radiators. UPVC double glazed window and UPVC double glazed patio doors into the garden. Store cupboard.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Access to the loft.

### MASTER BEDROOM

13'7 max x 11'4 max (4.14m max x 3.45m max)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

### EN-SUITE

6'4 x 4'9 (1.93m x 1.45m)

Laminate flooring. Radiator. UPVC double glazed window. Shower enclosure, wash basin and wc.

### BEDROOM TWO

11'5 x 7'0 (3.48m x 2.13m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

11'6 max x 7'11 max (3.51m max x 2.41m max)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

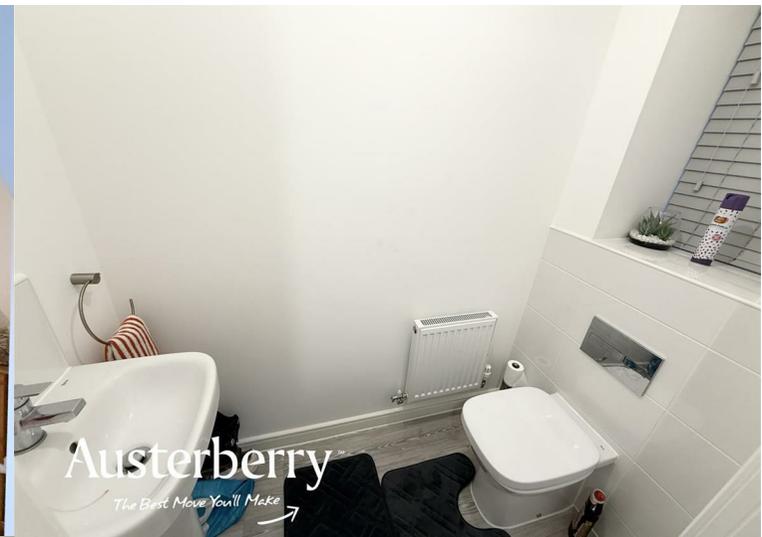
7'0 x 6'4 (2.13m x 1.93m)

Tiled floor. Radiator. Part tiled walls. Panelled bath with shower and screen over, pedestal wash basin and wc.

### OUTSIDE

There is a garden and paving to the front of the property along with two allocated parking spaces.

The fully fenced rear garden has a paved area, lawn and a part landscaped area.





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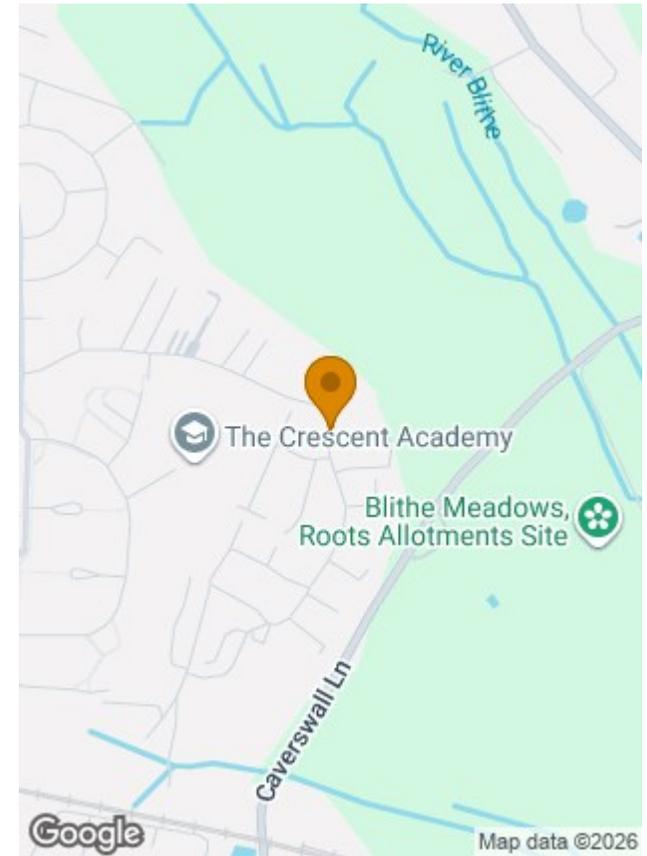


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Google

Map data ©2026

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### 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 need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- 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 £100 (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 £150 (inc VAT) as a referral fee for legal services.



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

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