

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Thackeray Drive, Blurton, Stoke-On-Trent, ST3 2HE

£275,000



- A Detached Bungalow
- Two Bedrooms
- Brick Garden Room
- Ample Parking Space
- Beautifully Modernised
- Shower Room
- Corner Plot
- Needs To Be Seen To Be Appreciated!

Welcome to Little Haven – a beautifully modernised detached bungalow nestled in a sought-after corner of Blurton.

Set on an impressive corner plot, this two-bedroom property offers a rare blend of stylish living and exceptional outdoor space!

Step inside to discover a fully updated interior, thoughtfully designed with comfort and modern living in mind and every room has been finished to a high standard, making this home ready to move straight into.

The expansive plot provides ample room to park a motorhome or additional vehicles which is a true rarity in this area. The landscaped rear garden is an entertainer's dream, featuring a brick-built home bar and a charming timber gazebo, perfect for relaxing or hosting friends and family all year round.

This really is a property which needs to be seen to be appreciated!

For more information call or e-mail us.





## KITCHEN

11'11 max x 11'3 max (3.63m max x 3.43m max)

Composite stable style external door. Two UPVC double glazed windows. Tiled floor. Range of wall cupboards and base units. Radiator. Part tiled walls. Concealed gas combi boiler.

## LIVING ROOM

15'9 x 10'10 (4.80m x 3.30m)

Laminate flooring. Radiator. UPVC double glazed window. Multi-fuel burner with stylish surround.

## REAR HALL

Fitted carpet. Access to the loft. Store cupboard.

## BEDROOM ONE

12'10 x 9'7 (3.91m x 2.92m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

9'9 x 9'8 (2.97m x 2.95m)

Fitted carpet. Radiator. UPVC double glazed window and rear door.

## SHOWER ROOM

6'1 x 5'5 (1.85m x 1.65m)

Vinyl flooring. Radiator. UPVC double glazed window. Shower enclosure, wash basin and wc. Tiled walls.

## OUTSIDE

There is a lawn to the front of the property and a tarmac driveway extending into the carport along with a decorative slate area used for parking and a large corner plot providing off road parking for a motor home.

The enclosed rear garden has a lawn with planted borders, an Indian Stone patio area featuring a stunning timber gazebo with a felted roof and a...

## BRICK GARDEN ROOM


18'11 x 8'9 (5.77m x 2.67m)

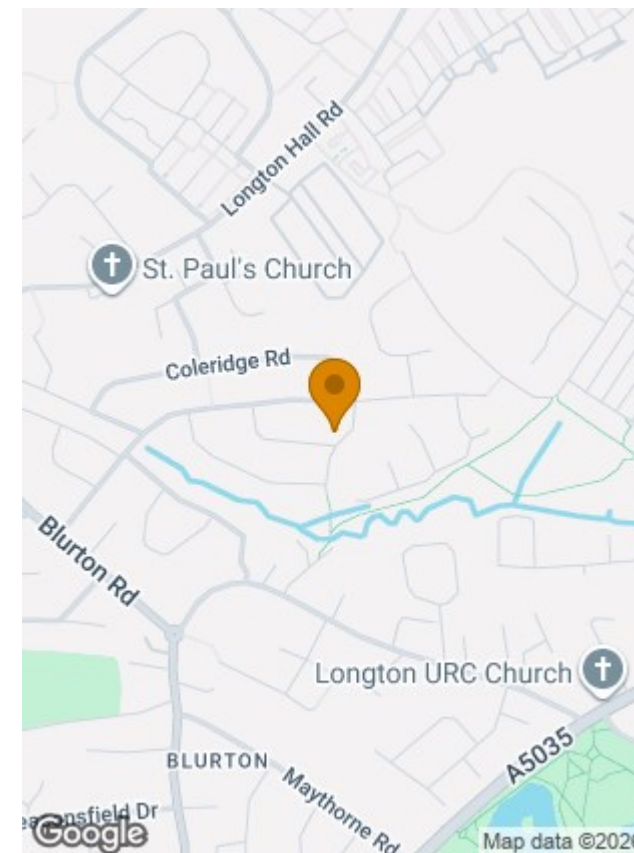
Currently used as a home bar! Featuring a wood burner, laminate flooring, electric and UPVC door into the garden.







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>85</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>57</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  |           |





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



### 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)

**Austerberry**<sup>™</sup>  
the best move you'll make