



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

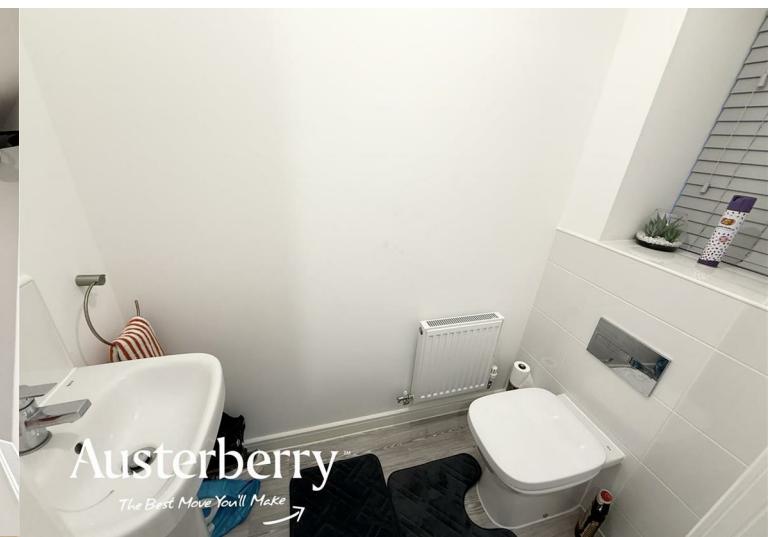
7'0 x 6'4 (2.13m x 1.93m)

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

OUTSIDE

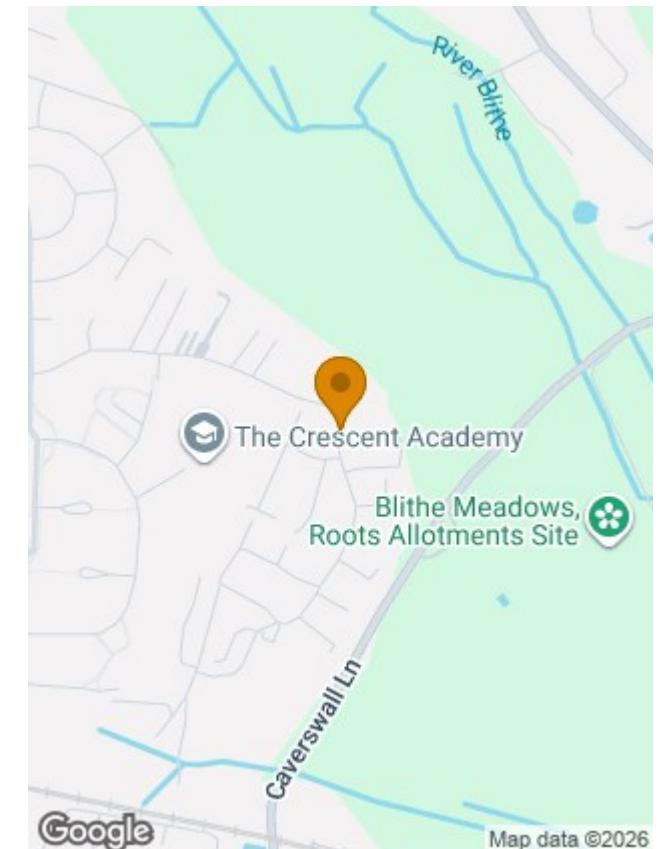
There is a garden and paving to the front of the property along with two allocated parking spaces.

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





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



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

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