



37 Carsington Drive, Stoke-On-Trent, ST6 5GA

£250,000

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Situated on the highly regarded Carsington Drive development in Sandyford, this beautifully presented three bedroom detached family home offers modern living in a sought after location and no upward chain streamlining the buying process for any motivated purchaser. Competitively priced for a prompt sale, this is a superb opportunity for buyers seeking a property that can be personalised to your own specification.



Council Tax Band: D



The property opens into a spacious and welcoming hallway with the added convenience of a ground floor cloakroom. To the front, the bay fronted lounge provides a superb reception space, enhanced by a bespoke media wall incorporating a contemporary, remote-controlled LED feature fireplace, delivering both a stylish focal point and a cosy setting for everyday living.

To the rear, the property continues to impress with a well appointed kitchen diner, fitted with modern units integrated appliances and offering ample space for dining and entertaining. UPVC double glazed patio doors lead directly out onto the rear garden, allowing for a seamless indoor-outdoor lifestyle, particularly suited to families and social occasions. An adjoining but separate utility room adds further practicality, keeping household tasks neatly tucked away.

Upstairs, the property boasts three genuine double bedrooms, a notable feature for a home of this type. The principal bedroom benefits from its own en-suite, complete with a larger than average shower cubicle, while a separate family bathroom serves the remaining bedrooms.

Externally, the rear garden is enclosed and offers a combination of patio and lawn, providing a versatile space for relaxation, children, or future landscaping enhancements.

The location is a key selling point, set within a popular modern development in Sandyford, with the well known Chatterley Whitfield pub on site and pleasant field walks nearby, appealing to buyers seeking both community and access to outdoor space. With excellent local amenities and transport links within easy reach, as well as nearby Tunstall Park, this property represents an ideal family home, combining style, space and practicality now positioned to attract strong early interest.

*Please be aware that the TV in the lounge has been altered by AI

Entrance Hall

16'6" x 6'6"

Having a composite modern front door with central obscured glaze panel. Stairs off to first floor landing. Greywood wash effect LVT flooring. Radiator.

Ground Floor Cloaks

Having a low-level WC and wash hand basin.

Lounge

16'5" into bay x 10'11"

Having a UPVC double glazed walk-in bay window to the front aspect, radiator. Bespoke Media wall having space for wall TV with LED and lighting and power, feature electric remote controlled fireplace with LED colour change lighting. Radiator

Dining Kitchen

14'2" x 11'5"

Having range of white gloss cupboard and base units with contrasting grey concrete effect worksurface over with matching up stand incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap over. Range of quality integral appliances by Bosch, including four ring ceramic hob, stainless steel chimney style extractor fan over with matching splashback, double oven with combination grill, integral fridge freezer. Space for dining table, UPVC double glazed French doors giving access out onto the garden with full length glazed panels and matching side panels. radiator, grey continuous wood wash LVT flooring. Recess LED lighting to ceiling, extractor fan. Opening through into utility room:-

Open Utility Adjoining The Kitchen

6'11" x 3'3"

Having fitted grey concrete effect worksurface, plumbing for washing machine and space for tumble dryer, fitted base units with white gloss door. Potterton combination gas fired central heating boiler.

First Floor Landing

Having a UPVC double glazed obscured window to the side aspect, access to loft space. Store cupboard.

Bedroom One

11'3" reducing into 9'3" x 11'3"

Having a UPVC double glazed window to the front aspect, radiator. Door to en-suite.

En-Suite Shower Room

7'7" x 8'6" into shower

Having a fully enclosed larger than average shower cubicle with thermostatically controlled showerhead, pedestal wash hand basin, low-level WC. UPVC double glazed obscure window to the front aspect, radiator, extractor fan. Tiling, Wood effect vinyl flooring.

Bedroom Two

9'10" x 8'7" plus doorway

Having a UPVC double glazed window to the rear aspects overlooking the gardens, radiator.

Bedroom Three

9'6" x 7'7"

Having a UPVC double glazed window to the rear aspect, radiator.

Bathroom

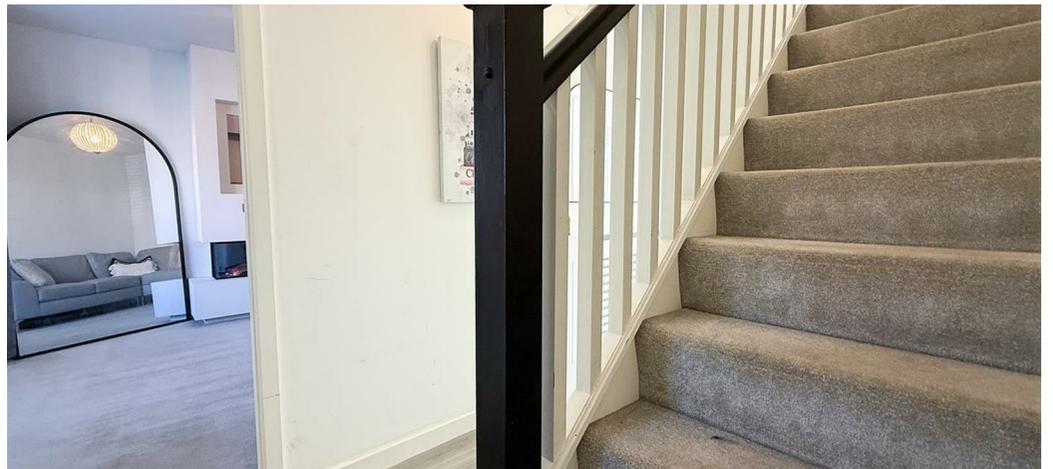
7'5" x 5'6"

Having a panelled bath with over bath shower and splash back tiling, pedestal wash hand basin, low-level WC. Chrome heated towel radiator, shaver socket, UPVC double glazed obscured window to the side aspect, extractor fan.

Rear Garden

Fully enclosed good sized rear garden enclosed via timber fence panels later lawn with adjoining paved patio to the perimeter of the property. Gated side access giving access to the front driveway providing off road parking for vehicles.





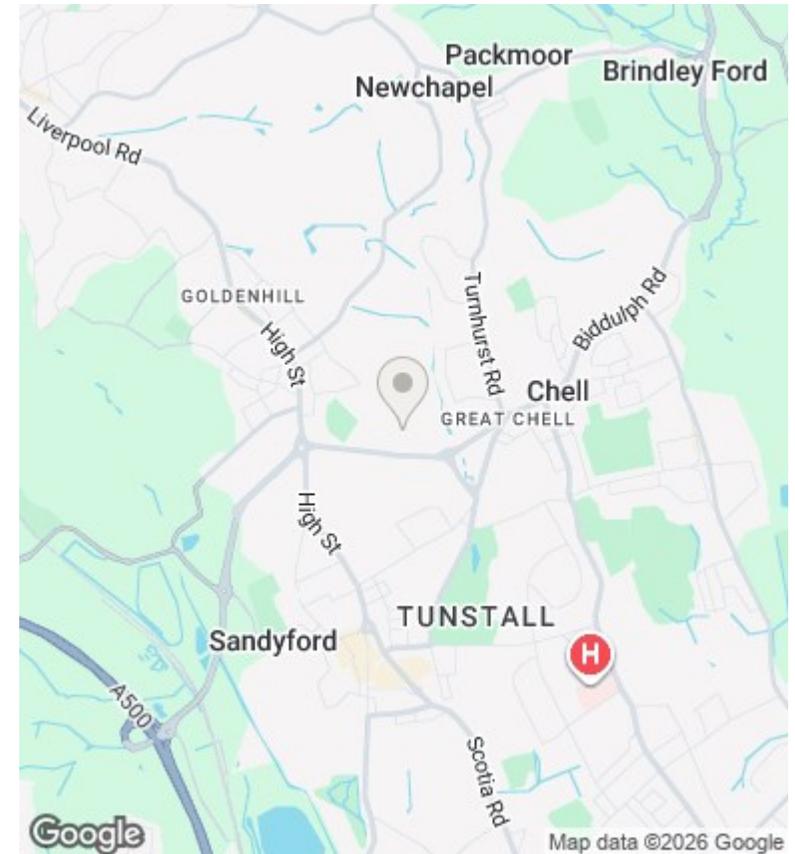
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	