



## 13 Linden Drive, Gillow Heath, Stoke-On-Trent, ST8 6BY

£320,000

- Beautifully Presented Detached Bungalow
- Deceptively Spacious Accommodation
- Ample Off Road Parking
- No Upward Chain
- Two Bedrooms
- Spacious Paved Patio Area
- Professionally Converted Garage - Home Gym / Office
- Fully Modernised
- Well Maintained Lawned Garden
- Popular Semi Rural Location of Gillow Heath

# 13 Linden Drive, Stoke-On-Trent ST8 6BY

This beautifully presented detached bungalow occupies a sought after position within the popular semi-rural location of Gillow Heath, offering fully modernised and deceptively spacious accommodation throughout, ideal for a range of purchasers including downsizers, professionals, or those seeking versatile single storey living. Offered to the market with no upward chain, this fantastic home is ready for immediate occupation.



Council Tax Band: C



The accommodation is accessed via an entrance porch leading into a welcoming entrance hall, providing access to all principal rooms. The lounge is a bright and spacious reception room, enjoying pleasant far reaching views towards the horizon and over to Biddulph Moor, whilst featuring a contemporary fireplace with electric fire, polished stone surround, and matching hearth, creating an attractive focal point.

The kitchen has been stylishly refitted with a range of on-trend shaker-style wall and base units complemented by wood effect work surfaces, incorporating a breakfast bar for casual dining. Integral appliances include a combination double oven and grill, induction hob with extractor over, and integrated fridge freezer, whilst feature display shelving, under-cupboard lighting, and recessed ceiling spotlights complete the space.

There are two well-proportioned double bedrooms, with the principal bedroom also enjoying elevated views towards Biddulph Moor. The bathroom has been refurbished to an excellent standard and fitted with a contemporary white suite incorporating a panelled bath with shower over, vanity wash hand basin, low-level WC, stylish patterned tiled flooring, and modern wall panelling.

A fantastic addition to the property is the former garage, which has been professionally converted into a fully insulated and highly versatile room, currently utilised as a home gym and office. This adaptable space offers excellent flexibility for a variety of uses including a studio, hobbies room, treatment room, or additional reception space, with French doors opening directly onto the rear patio and garden. Should a purchaser require, this could be converted back into a garage.

Externally, the property is approached via a generous tarmac driveway providing ample off-road parking. To the front, there is a well-maintained lawned garden with

established shrubbery and borders. To the rear, the bungalow enjoys a fantastic-sized enclosed garden, predominantly laid to lawn with mature planting, fruit trees, and well-stocked borders, creating a private and peaceful outdoor space. A spacious paved patio area provides the ideal seating and entertaining space, making the most of the pleasant aspect over the gardens.

#### **Entrance Porch**

Having a UPVC double glazed side entrance door with glazed panelling, providing access into the property.

#### **Entrance Hall**

Having access to the loft space, radiator and oak veneer glazed full-length panel door leading through from the entrance porch.

#### **Lounge**

12'1" x 16'3"

A well-proportioned reception room featuring a modern fireplace incorporating an electric fire with LED inset, polished stone surround, and matching hearth. Having a UPVC double glazed window to the front aspect enjoying far reaching views towards the horizon over Biddulph Moor. Radiator, coving to the ceiling, and wood effect laminate flooring.

#### **Kitchen**

11'9" x 9'8"

Fitted with a range of on trend shaker style wall and base units with wood effect worksurfaces over, incorporating a composite single drainer sink unit with mixer tap. A breakfast bar provides seating for two. Integral appliances include a combination double oven and grill, separate four ring induction hob with touch controls, matching black splashback, extractor over, integrated fridge freezer, and kickboard heater. Oak effect laminate flooring, UPVC double glazed window, and half glazed entrance door. Under cupboard display lighting, feature open shelving, and recessed LED lighting complete the space.

### **Bedroom One**

10'11" x 11'10"

Having a UPVC double glazed window to the front aspect, again enjoying views towards Biddulph Moor, solid wood flooring, coving to the ceiling and radiator.

### **Bedroom Two**

11'0" x 9'10"

Having a UPVC double glazed window to the rear aspect overlooking the gardens, radiator, laminate flooring and coving to the ceiling.

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11'0" x 9'10"

Having a UPVC double glazed window to the rear aspect overlooking the gardens, radiator, laminate flooring and coving to the ceiling.

### **Converted Garage / Gym Room**

A fantastic addition to the property is the converted garage, now providing a highly versatile and fully insulated room currently utilised as a home gym and office space. This adaptable room offers excellent flexibility for a variety of uses including a studio, hobbies room, treatment room or additional entertaining space, with French doors opening directly onto the rear patio and garden.

### **Externally & Gardens**

To the front, the property is approached via a tarmac driveway providing ample off-road parking and leading to the former garage. The front garden is mainly laid to lawn with established shrubbery and borders, creating an attractive frontage.

To the rear, the property enjoys a generous and private enclosed garden, predominantly laid to lawn with mature planting, established fruit trees and well-stocked borders, offering a peaceful and colourful outdoor space. A spacious paved patio area provides an ideal seating and entertaining space, perfectly positioned to enjoy the sunny aspect and overlook the gardens.





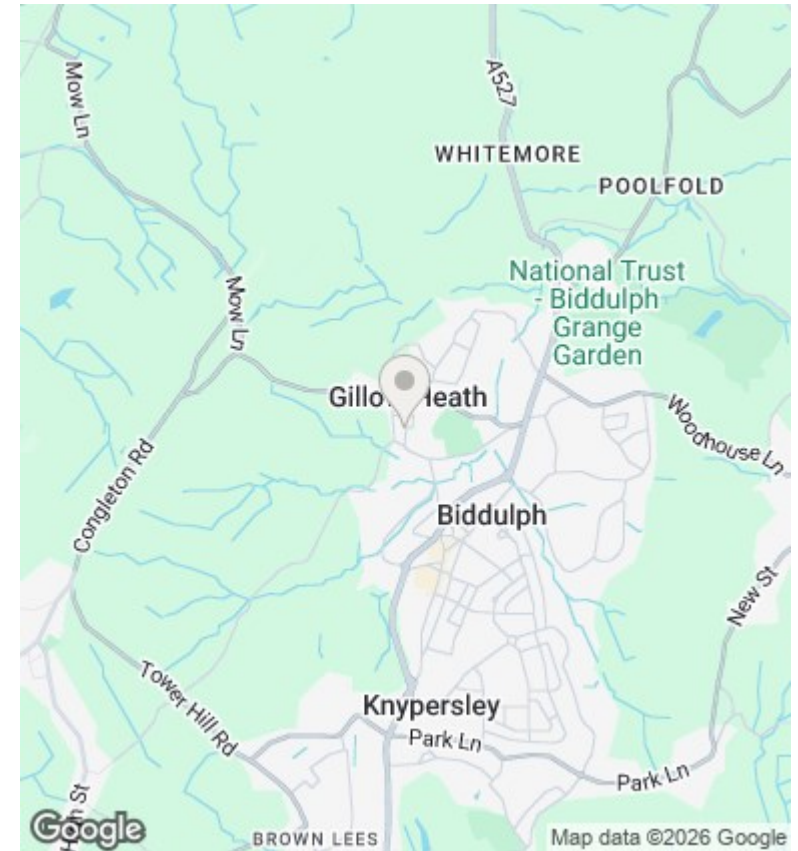
## Directions

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 