



## 37 Moorhen Way, Packmoor, Stoke-On-Trent, ST7 4GY

£235,000

- Landscaped, low-maintenance rear garden
- Newly installed composite front door (2026)
- Contemporary family accommodation over three floors
- Driveway immediately outside the property
- Principal bedroom suite with dressing room & en suite
- Separate garage with additional driveway parking
- Three double bedrooms

## 37 Moorhen Way, Stoke-On-Trent ST7 4GY

A beautifully presented three double bedroom family home, arranged over three spacious floors, occupying a pleasant position on the ever-popular Moorhen Way in Packmoor. Offering a superb principal bedroom suite, landscaped gardens, a detached garage and ample off-road parking, this contemporary home is perfectly suited to modern family living.



Council Tax Band: C



Finished to an excellent standard throughout, the property has been enhanced with a newly installed composite entrance door (2026) and offers well-proportioned accommodation extending over three floors. The welcoming entrance hall leads through to a stylish shaker-style kitchen positioned to the front elevation, whilst to the rear is a generous lounge featuring French doors opening directly onto the beautifully landscaped gardens, creating an ideal space for both everyday living and entertaining. Completing the ground floor is a convenient cloakroom/WC.

To the first floor are two excellent double bedrooms, one benefitting from fitted wardrobes and a contemporary en-suite shower room, together with a modern family bathroom. The second floor is dedicated entirely to the impressive principal bedroom suite, incorporating a spacious sleeping area, bespoke walk-in dressing room and a generous en-suite shower room. From the rear elevation there are pleasant elevated views stretching towards the surrounding countryside.

Externally, the property enjoys excellent parking facilities, with a driveway immediately to the front of the property together with a separate driveway leading to a detached single garage, providing further off-road parking and useful storage.

The rear garden has been thoughtfully landscaped to create a wonderful low-maintenance outdoor environment. An elevated Indian stone entertaining terrace leads via timber sleeper steps to an attractive circular feature patio with decorative gravel borders and established planting, whilst a further Indian stone seating area and generous artificial lawn provide ample space for families, entertaining and al fresco dining. Mature trees beyond the rear boundary create an attractive backdrop and a good degree of privacy.

Situated within the popular residential development of Moorhen Way, Packmoor, the property is ideally positioned for a range of local amenities, highly regarded schools and excellent commuter links to Tunstall, Kidsgrove, Newcastle-under-Lyme and the A500. There are a number of pleasant walks and green open spaces nearby, making the location equally appealing to families and those who enjoy the outdoors.

This is a superb opportunity to acquire a stylish, ready-to-move-into family home offering generous accommodation, excellent parking and beautifully landscaped gardens in a highly sought-after residential location.

**Entrance Hall**

Having a newly installed (2026) contemporary composite front entrance door with square glazed panels, Karndean flooring, radiator, coving to the ceiling and staircase rising to the first floor.

**Ground Floor Cloakroom**

Fitted with a low-level WC and wall-mounted wash hand basin. Radiator and extractor fan.

**Kitchen**

10'9" x 7'9"

Fitted with a range of shaker-style wall and base units with complementary work surfaces over, incorporating a 1½ bowl sink unit with mixer tap. Integrated electric combination oven and grill with separate four-ring gas hob and chimney-style extractor hood above. Space for a freestanding fridge freezer and plumbing for a washing machine. LVT flooring, radiator, UPVC double glazed obscure window to the front aspect and cupboard housing the Glow-worm gas central heating boiler. Fitted with a range of shaker-style wall and base units with complementary work surfaces over, incorporating a 1½ bowl sink unit with mixer tap. Integrated electric combination oven and grill with separate four-ring gas hob and chimney-style extractor hood above. Space for a freestanding fridge freezer and plumbing for a washing machine. LVT flooring, radiator, UPVC double glazed obscure window to the front aspect and cupboard housing the Glow-worm gas central heating boiler.

**Lounge**

15'2" x 14'8"

Having wood-effect laminate flooring, radiator, feature chimney breast with recess suitable for an electric fire, wall-mounted television point, coving to the ceiling and useful understairs storage cupboard. UPVC double glazed window to the rear aspect together with UPVC double glazed French doors opening onto the rear garden.

**First Floor Landing**

Having staircase rising to the second floor, coving to the ceiling and airing cupboard housing the hot water cylinder with useful linen shelving above.

**Bedroom Two**

12'7" (plus wardrobes) x 10'0"

A spacious double bedroom fitted with built-in wardrobes and enjoying UPVC double glazed twin windows overlooking the rear garden. Half-panelled feature wall and radiator.

**En-Suite Shower Room**

7'10" x 3'11"

Comprising an enclosed shower cubicle with thermostatically controlled shower and glazed shower screen, pedestal wash hand basin and low-level WC. Tiled flooring, half-height tiled walls, chrome heated towel radiator and extractor fan.

**Bedroom Three**

10'0" x 7'9" (plus wardrobes)

Having a built-in double wardrobe, radiator and UPVC double glazed window to the front aspect.

**Family Bathroom**

6'9" x 6'2"

Fitted with a panelled bath, low-level WC and wash hand basin. Chevron-effect vinyl flooring, radiator, extractor fan and UPVC double glazed obscure window to the rear aspect.

## Second Floor Landing

Giving access to the impressive principal bedroom suite.

## Principal Bedroom

13'9" x 11'0" extending to 14'9" including the dre

A generously proportioned principal bedroom incorporating a walk-in dressing area and enjoying elevated views to the rear.

## Walk-In Dressing Room

Beautifully appointed with bespoke fitted shelving, drawers and hanging space, together with an additional separate double wardrobe providing further shelving and hanging rails.

## En-Suite

8'8" x 8'6"

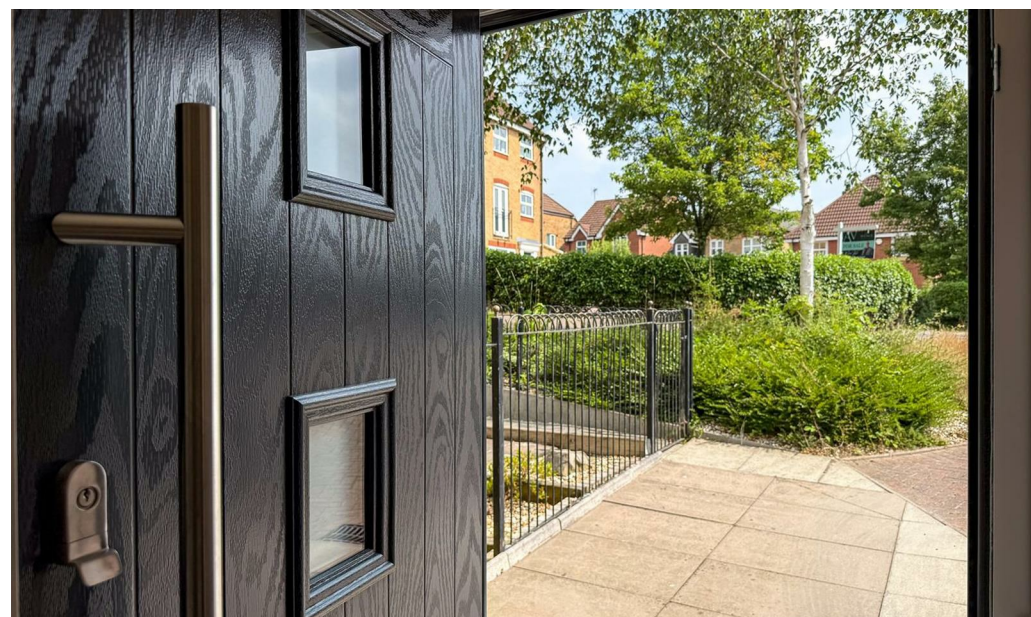
Fitted with a double-width enclosed shower cubicle with thermostatically controlled shower, pedestal wash hand basin and low-level WC. Part-tiled walls, wood-effect vinyl flooring, radiator, extractor fan and UPVC box bay window to the rear aspect, enjoying far-reaching views across the surrounding area and towards the horizon.

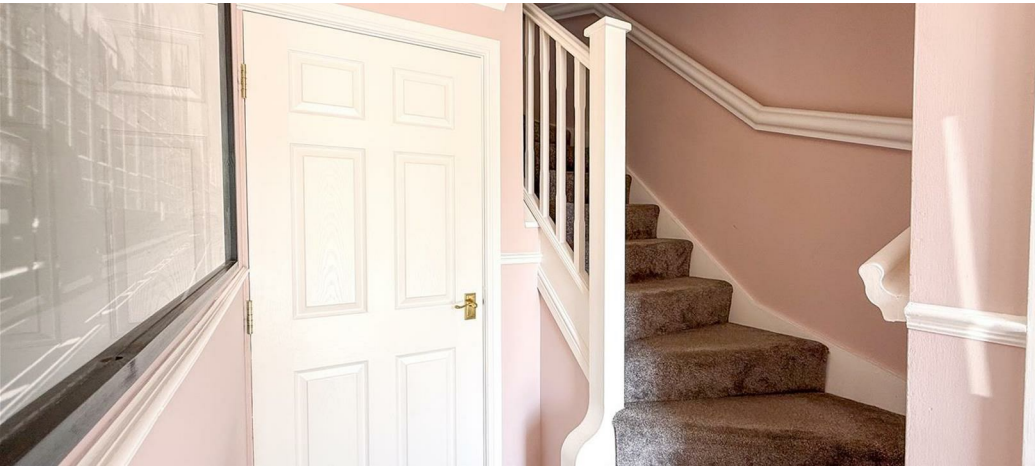
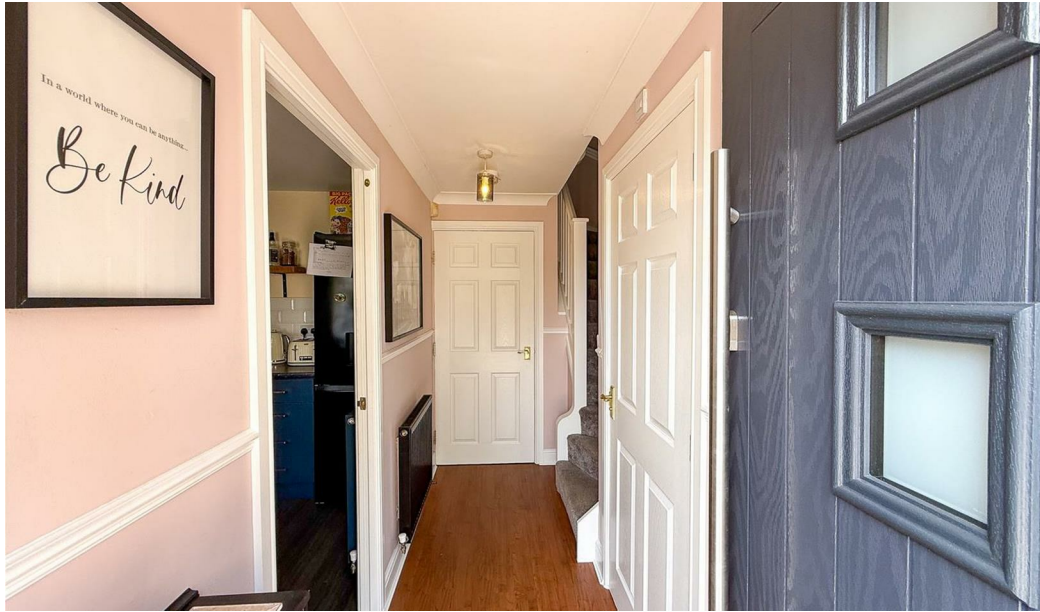
## Externally

To the front, the property benefits from a driveway providing off-road parking immediately outside the house, together with a further allocated driveway leading to a separate single garage, offering excellent additional parking and storage.

The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space ideal for both relaxing and entertaining. Immediately adjoining the property is an elevated Indian stone terrace, providing ample space for outdoor furniture, with timber sleeper steps leading down to a circular feature patio, complemented by decorative gravel borders and mature planting, including established palms and evergreen shrubs which create a lovely sense of privacy.

A further Indian stone seating terrace and generous artificial lawn provide additional space for entertaining, children's play or al fresco dining, whilst fenced boundaries and mature trees beyond the rear boundary offer an attractive backdrop. The garden enjoys a sunny aspect and has been designed for ease of maintenance, making it a wonderful extension of the living accommodation.





Directions

Viewings

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

Council Tax Band

C



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 86                                                                                                            |
| (69-80) <b>C</b>                            | 71      |                                                                                                               |
| (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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |