



## 16 Linden Drive, Gillow Heath, Stoke-On-Trent, ST8 6RP

£400,000

- Five Bedroom Detached Split Level Bungalow
- Generous Plot With Wrap Around Gardens
- Stunning Horizon Views Spanning Over Biddulph & Mow Cop.
- Versatile Accommodation Can Be Utilised As Three Bedroom & Three Reception Rooms
- Extensive Block Paved Drive & Detached Garage
- Viewing Highly Recommended To Appreciate Location & Scale Of This Impressive Property
- Utility Room, Cloakroom & Two Shower Rooms
- Situated In Highly Sought-after Residential Location Of Gillow Heath

# 16 Linden Drive, Stoke-On-Trent ST8 6RP

Substantial Detached Split-Level Bungalow Having Versatile Accommodation With Five Bedrooms or Three Bedrooms & Three Reception Rooms.



Council Tax Band: D



Substantial Detached Split-Level Bungalow Having Versatile Accommodation With Five Bedrooms or Three Bedrooms & Three Reception Rooms.

Situated within the highly sought-after residential location of Gillow Heath, this impressive detached split-level bungalow offers exceptionally spacious and versatile accommodation arranged across three levels. Extending across three sides, the property provides a rare opportunity to acquire a home perfectly suited to family living, multi-generational households, or those seeking adaptable bungalow-style accommodation with space to evolve.

The property occupies a generous plot and enjoys a striking presence from the side elevation, where the bungalow reveals its substantial two-storey extension, creating a home that offers far more accommodation than initially meets the eye.

Externally, the property is complemented by wrap-around gardens, providing outdoor space to multiple aspects, along with an extensive block-paved driveway offering ample off-road parking. There are two driveways providing plentiful parking, whilst the detached garage positioned to the front of the property further enhances the practicality of the home.

The location is equally appealing, positioned close to the picturesque Biddulph Valley Way walkway and just a short distance from Hall's Road playing fields, making it ideal for those who enjoy countryside walks whilst remaining within easy reach of local amenities.

Upon entering the property, you are welcomed by a fantastic-sized entrance hall, which leads to a reception area currently utilised as a gym space, highlighting the scale and flexibility of the accommodation. This leads through to an inner hallway where you will find a ground-floor bedroom suite complete with a modernised en-suite shower room, ideal for guests, independent family members, or those seeking ground-floor living.

A separate lounge provides a comfortable reception space, while the fitted kitchen flows through to a practical utility area, forming a functional hub of the home.

The split-level design continues with steps leading down to a further section of the ground floor, where there is a cloakroom, additional storage and an impressive, generously proportioned lounge — a superb space for entertaining or relaxing with family. Leading off from the lounge is a further reception room/bedroom, which is currently used as a home office. This lower floor arrangement has potential for possible annex accommodation. The main lounge flows seamlessly into a light-filled conservatory, which enjoys views over and direct access to the private rear enclosed garden, creating a pleasant indoor-outdoor living environment.

To the first floor, the accommodation continues with two well-proportioned double bedrooms, served by a modern shower room, offering comfortable and private sleeping quarters. There are also stunning horizon views spanning over Biddulph & Mow Cop.

The layout of the home offers exceptional flexibility and can easily be configured as five bedrooms, or alternatively three bedrooms with three separate reception rooms, depending on individual requirements. Whilst the kitchen could be configured to incorporate the adjoining lounge & entrance hall, increasing its size into a vast open plan living kitchen.

Combining size, versatility and a desirable location, this exceptional split-level bungalow represents a rare opportunity to secure a home that can adapt to changing family needs over time.

Viewing is highly recommended to fully appreciate the scale, flexibility, and unique design of this impressive property.

#### **Entrance Porch**

Having a UPVC double glazed arched framed double opening doors with matching side panels giving access through to the hallway.

#### **Hall**

Having a UPVC double glazed front entrance door with stained glass panel and matching obscured glazed side panels, providing additional light into the hallway.

#### **Reception Entrance Hall**

Having access to loft space, radiators. This space currently used as a gym area.

#### **Lounge**

21'1" x 13'2"

Having UPVC double glazed windows to the front & side aspect with horizon views over Mow Cop. UPVC double glazed window to the side aspect, coving to ceiling, radiator, wall TV point.

#### **En Suite Shower Room**

Having a double width walk-in shower cubicle with thermostatically controlled shower having fixed glazed shower screen & Perspex shower screening to walls. Built-in vanity storage cupboard unit with countertop over having a WC with a concealed cistern, wash hand basin set in vanity storage unit with matching countertop. UPVC double glazed obscured window to the rear aspect, recessed LED lighting to ceiling. Oak effect laminate flooring. White heated towel radiator. Built-in storage cupboard with glass fronted doors.

#### **Ground Floor Bedroom**

12'7" x 11'11"

Having dual aspect UPVC glazed windows with the front window having a bow shaped window. Range of quality built in bedroom furniture comprising of wardrobes open display storage, side cabinets and overhead storage, matching wardrobes and drawers and central dressing table. Radiator, coving to ceiling.

#### **Kitchen**

16'7" x 8'10"

Having range of wall mounted cupboard and base units with fitted worksurface over incorporating a composite one and a half Bowl sink unit with Flexi tap attachment over. Corner set gas hob by Hotpoint with built-in incorporating chimney style extractor fan. Additional gas hob. UPVC double glazed twin windows to the side aspect, recess lighting to ceiling, oak effect herringbone style flooring. Double integral electric combination oven and grill with space for a microwave. Integral fridge freezer.

#### **Vestibule**

Giving access to the lower level lounge, cloaks and Under stairs store cupboard.

#### **Utility**

Having a fitted worksurface with plumbing and space for tumble dryer and washing machine. Worcester Bosch gas fire central heating boiler. Oak effect continuous laminate flooring, stairs off to 1st floor landing, timber side entrance door to the full enclosed rear garden. UPVC double glazed window to the side aspect. Stairs down to lounge and WC.

#### **Ground Floor Cloaks**

Having a white suite comprising of WC with concealed cistern, wash hand basin set in countertop with tiled worksurface and incorporating storage. UPVC double glazed obscured window to the side aspect, chrome heated towel radiator. Extractor fan, recessed downlights. Splashback tiling and fully tiled floor.

### **Lower Level Lounge**

Having coving to ceiling, oak effect laminate flooring, brick built inset with housing for an electric fire & a stone hearth. Recessed downlights ceiling, radiators, UPVC double glazed window to side aspect.

### **Study**

8'5" x 6'9"t

Having radiator, UPVC double glazed window to the side aspect. Range of built in drawers and display cabinetry providing an ideal set up for a home office. Radiator.

### **Conservatory**

16'9" x 7'9"n

Of UPVC construction having a dwarf brick base and a polycarbonate roof. Oak effect laminate flooring, electric heater, UPVC double glazed windows overlooking the enclosed rear garden with sliding patio doors and additional French doors giving access onto the patio.

### **First Floor**

Having mains fitted smoke alarm. Also giving access to the two bedrooms and shower room.

### **Shower Room**

Having a fully enclosed corner set shower with thermostatically control shower and extractor fan with LED light above. Countertop wash hand basin with vanity storage unit and open display shelving. W/C with concealed cistern, towel radiator, part with tiled walls, tiled floor, skylight to vaulted ceiling. LED lighting.

### **Bedroom**

16'4" x 8'9"

Having a UPVC double glazed window to the side aspect with views on the horizon over Biddulph Moor & Mow Cop. Built in wardrobes with central fixed mirror. Radiator.

### **Bedroom**

16'4" x 8'7"

Having a Upvc window to the side aspect, radiator. Storage to eaves, built in twin wardrobes to side wall.

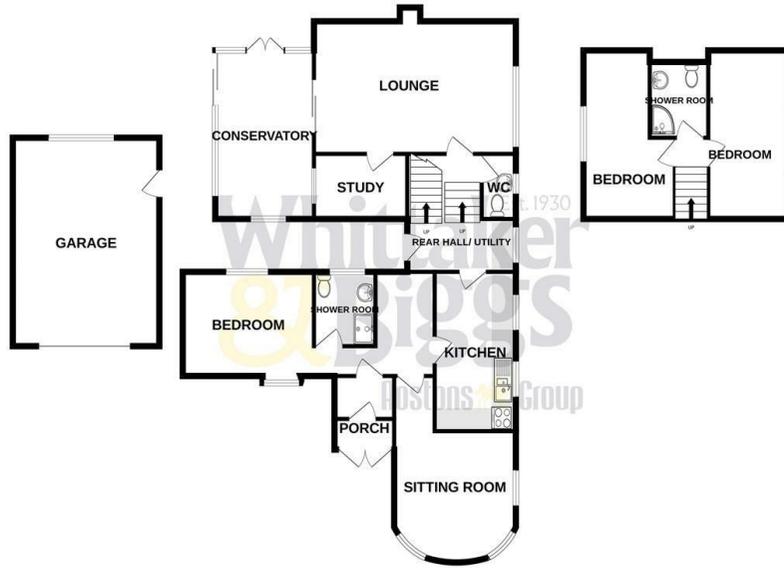
### **Externally**

Externally to the front aspect there is a block paved driveway allowing extensive off-road parking for vehicles to the fourth side of the property. There is an additional second driveway also provide an Afro parking gated access to the front and side of the property leading to the enclosed rear garden which is of low maintenance with gravel areas and adjoining pay patio as well as stocked feature featured borders.

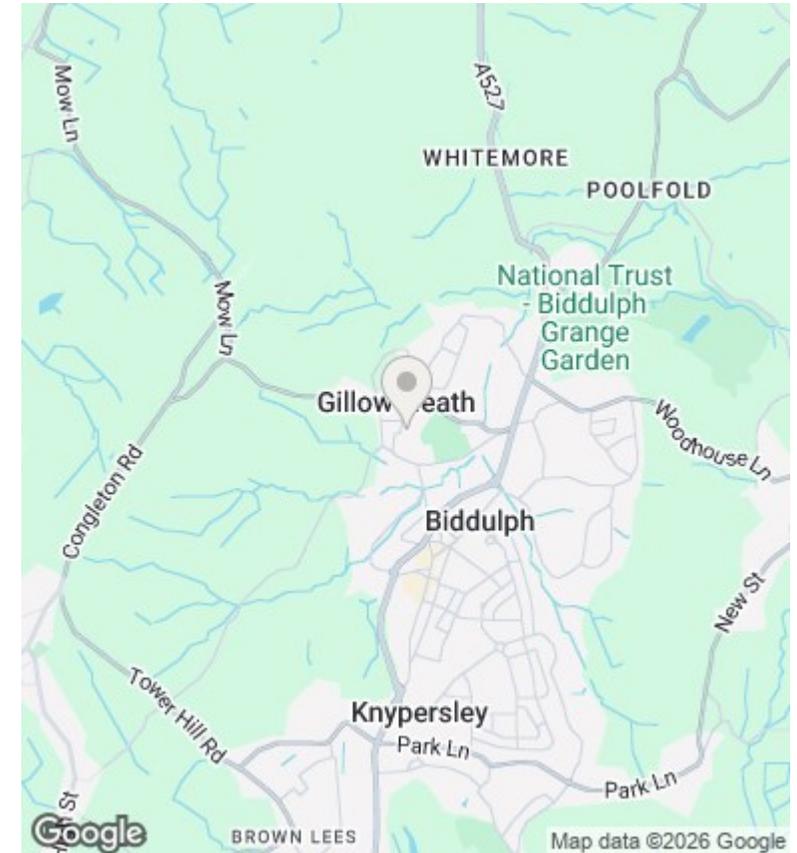




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	