



77 Thames Drive, Biddulph, Stoke-On-Trent, ST8 7JF

£250,000

- Generous Wider-Than-Average Plot On The Sought After Thames Drive Estate
- Two Bedroom Detached Bungalow
- Spacious Lounge With Attractive Fireplace And Remote-Controlled Blinds
- Modern Breakfast Kitchen
- Garden Room Overlooking The Rear Garden
- No Upward Chain
- Double Garage And Extensive Off-Road Parking
- Generously Proportioned Bedrooms

77 Thames Drive, Stoke-On-Trent ST8 7JF

Occupying a generous, wider-than-average plot within the highly sought-after Thames Drive development, this detached bungalow presents a rare opportunity to acquire a spacious home with the added benefit of a substantial attached double garage, extensive off-road parking and no upward chain. Well maintained throughout, the property also offers excellent scope for further enhancement, with the garage presenting potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.



Council Tax Band: C



The accommodation is thoughtfully arranged, beginning with a welcoming entrance porch and hallway leading through to a spacious lounge featuring an attractive fireplace and large picture window fitted with automatic remote-controlled programmable blinds. The modern high gloss breakfast kitchen is well equipped with integrated Bosch appliances, ample storage and space for informal dining, making it both practical and stylish for everyday living.

There are two generously proportioned double bedrooms, both benefitting from an extensive range of fitted furniture. The principal bedroom enjoys direct access into the adjoining enclosed garden room, providing a pleasant additional seating area overlooking the rear garden and offering direct access onto the patio. Completing the accommodation is a beautifully appointed contemporary wet room, finished with modern fittings including a walk-in rainfall shower, vanity storage and chrome heated towel radiator.

A particular feature of the property is the substantial attached double garage, complete with an electric remote-controlled roller shutter door, fitted storage units, workshop space and rear access. Offering excellent versatility, it presents exciting potential for conversion into additional living accommodation, a home office subject to the necessary consents.

Externally, the property continues to impress with an extensive driveway providing parking for numerous vehicles & a caravan/motorhome, attractive front gardens and a generous, low-maintenance paved rear garden enjoying a good degree of privacy. The enclosed outdoor space offers an excellent setting for entertaining, with a greenhouse and timber garden store adding further practicality.

Situated on the ever-popular Thames Drive development, the property enjoys a convenient position close to a range of local amenities including the well-regarded Roaring Meg family pub, the leisure centre and excellent schooling, with Oxhey First School and Woodhouse Middle School all within easy reach.

Detached bungalows with double garages on Thames Drive are rarely available. Combining immaculately presented accommodation, a larger-than-average plot, modern upgrades including automatic remote-controlled blinds & garage door, ample parking and excellent future potential, this is a fantastic opportunity with no upward chain that should not be missed. Early viewing is highly recommended.

Entrance Porch

Having a UPVC double glazed front entrance door with obscure glazed panelling, matching UPVC

double glazed obscure window to the side aspect, and fire door providing access into the attached double garage. Door leading through into the entrance hall.

Entrance Hall

Having a radiator, coving to the ceiling, built-in storage cupboard and leading through into the inner hallway.

Breakfast Kitchen

10'3" x 8'4"

Fitted with a range of off-white high gloss wall and base units with complementary work surfaces incorporating a composite single drainer sink unit with contemporary flexible mixer tap. Integrated electric oven and grill with separate Bosch gas hob and extractor canopy over. Plumbing for a dishwasher, built-in pantry/storage cupboard, glazed display cabinetry, wall-mounted gas central heating boiler, recessed LED lighting and space for a fridge freezer. UPVC double glazed window to the rear aspect fitted with automatic remote-controlled programmable blinds.

Lounge

17'8" x 11'3"

A well-proportioned reception room having a UPVC double glazed window to the front aspect fitted with automatic remote-controlled programmable blinds, coving to the ceiling, wall light points and radiator. Feature fireplace with timber surround, marble hearth and matching inset incorporating a living flame gas fire.

Inner Hallway

Having built-in storage cupboard with white gloss doors, double doors opening into the airing cupboard with fitted linen shelving, and access to the loft space.

Wet Room

6'2" x 6'1"

Beautifully appointed and fitted with PVC clad walls, walk-in shower area with thermostatic shower incorporating a fixed rainfall shower head and separate handheld attachment. Wall-mounted wash hand basin with pull-out vanity storage drawers beneath, illuminated mirror, concealed cistern low-level WC with inset flush controls, chrome heated towel rail, extractor fan and recessed LED lighting.

Bedroom One

13'9" reducing to 9'1" x 10'3"

Fitted with an extensive range of built-in furniture incorporating wardrobes, drawers, overhead storage

and a vanity dressing table with fitted mirror. Karndeian oak effect flooring, radiator and aluminium sliding doors opening into the adjoining garden room.

Garden Room

19'11" x 5'1"

A useful additional reception space having aluminium framed windows and roof lights providing excellent natural light, electric heater and sliding patio doors opening onto the rear garden.

Bedroom Two

10'6" x 6'11"

Having a UPVC double glazed window to the rear aspect with secondary glazing and automatic remote-controlled programmable blinds. Fitted wardrobes with central drawers incorporating a dressing table and desk area. Karndeian oak effect flooring and coving to the ceiling.

Attached Double Garage

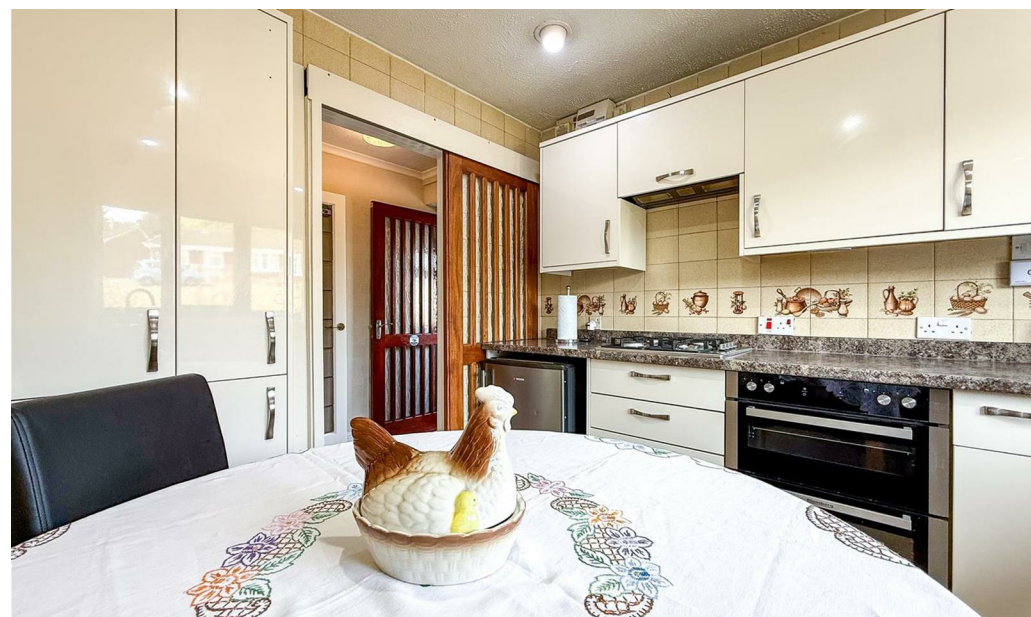
19'5" reducing to approximately 13'10" x 20'2"

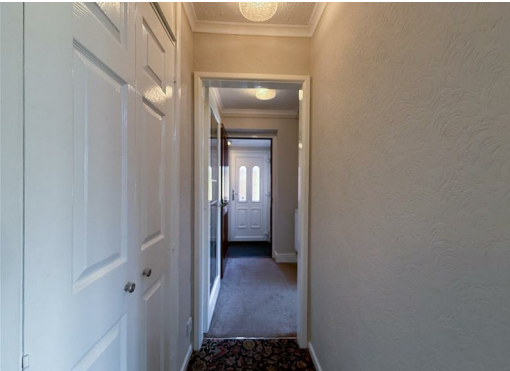
Offering excellent storage or potential for conversion, subject to any necessary planning permissions and building regulations. Fitted with an electric remote-controlled roller shutter door, a range of fitted wall and base units incorporating a single drainer sink unit, power and lighting, and double metal doors providing access to the rear garden.

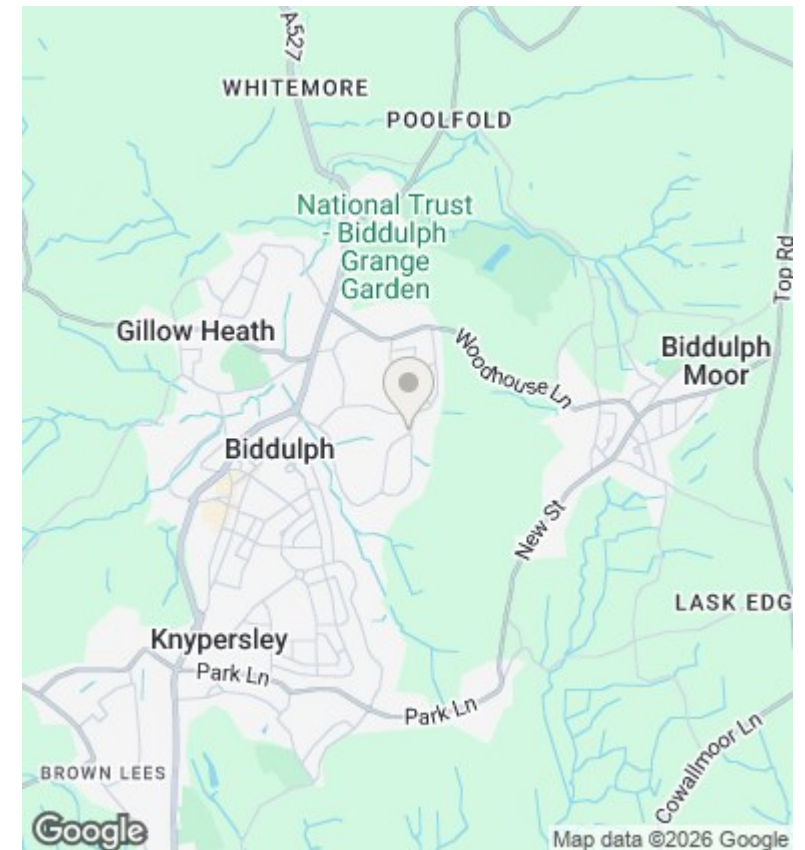
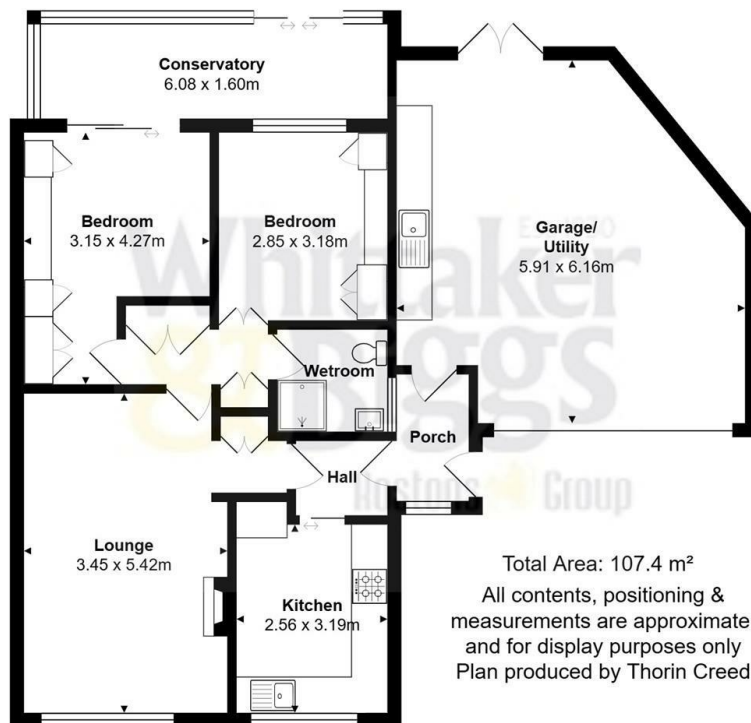
Externally

The property occupies an impressive wider-than-average plot with a generous tarmac driveway providing ample off-road parking for several vehicles and leading to the attached double garage. The front garden is attractively landscaped with a well-maintained lawn, mature shrubs and established planting, creating an appealing approach to the property.

To the rear, the garden has been thoughtfully designed with ease of maintenance in mind, being predominantly laid to an extensive patterned concrete patio providing excellent space for outdoor seating and entertaining. Enclosed by timber panel fencing, the garden enjoys a good degree of privacy and benefits from a greenhouse, timber garden store and well-stocked planted borders, offering plenty of space for keen gardeners whilst remaining easy to maintain. A gated side access provides convenient access to the front of the property.







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) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		