



Offers In Excess Of £270,000

4 Bedroom Semi-Detached House for sale
7 Travis Way, Blythe Bridge, Stoke-On-Trent





Overview

What makes a house a home? A superb opportunity to acquire a recently built home nicely bedded in and representing real value compared to new build equivalents.



Key Features

- South West Facing Garden
- 'B' Energy Rating
- Close to Excellent Transport Links
- Balance of New Build Warranty
- Driveway for Off-Road Parking & Detached Garage
- Low Maintenance Garden
- New Build Spec Upgrades
- Beautifully Presented Home





The presentation and upkeep of this home is a credit to the current owners needs to be appreciated. Presented in show room condition with a host of upgrades 'The Becket' on Travis Way is a superb example of a family home. Upgrades include Karndean flooring throughout the ground floor, NEST central heating management, RING doorbell, Breakfast Bar, Built-in Wardrobes, personnel door to the garage, outdoor power sockets, extended patio and fitted blinds.

You enter the home through via the entrance hall, a welcome space to shake off the worst of the weather before entering the living space. The entrance hall is large enough to accommodate your shoe and coat storage. The ground floor is an open plan living space, the lounge at the front is a large and comfortable space that will accommodate a good range of furniture. You also have the added benefit of welcome storage space under the stairs. The kitchen diner at the rear is a light, bright space with dual access to the rear garden from both the dining area and utility. The kitchen itself has a great range of modern high gloss storage cupboards, there's space and plumbing for a dishwasher and American style fridge/freezer, built-in double oven and inset gas hob. There is also a breakfast bar fitted as an upgrade on the new build spec. Supplementary to the kitchen is the adjacent utility room with space and plumbing for a washing machine and dryer again with additional storage solutions. Adjacent to the utility is the ever-convenient guest toilet.



On the first floor are three of the four bedrooms and family bathroom. Bedroom two is a double room with plenty of space for bedroom furniture. Bedroom two is another double bedroom having built-in wardrobes and a feature full height window. Bedroom four is a good size single room currently serving as an office space. The family bathroom has a mains fed shower over bath, toilet, and wash basin.

Further on up on to the second floor is the master bedroom with ensuite shower room. Attic access is from the master bedroom and is fully boarded with lighting.

The outside space is equally impressive. Whilst the property has a modest frontage the driveway at the side of the house will easily accommodate off-road parking for three cars as well as a large single garage. At the rear the garden is low maintenance and is a good mix of an extended patio area, planting beds and an alfresco dining area. In addition, there is courtesy and security lighting and external power sockets.

Please read on to see what each room has to offer, take the time to study the floorplan and photos and if this property is starting to tick a few boxes the please call us to arrange your viewing. We are available 7 days a week and evenings too.

Entrance Hall

6' 6" x 4' 11" (2.00m x 1.50m)

A handy and welcome space for outdoor wear storage. Finished with Karndean floor covering which is a feature throughout the ground floor

Lounge

16' 8" x 12' 5" (5.10m x 3.80m)

A comfortable family space again with Karndean flooring. This is a versatile space which would accommodate a number of configurations and furniture layouts. There is also a large and convenient under-stairs storage cupboard.

Kitchen Diner

15' 7" x 10' 5" (4.75m x 3.20m)

The kitchen has a good range of high-gloss storage units and everything is catered for with a built-in double oven and inset gas hob, plumbing for a dishwasher, space for an American style fridge/freezer and a breakfast bar providing additional work surface. The dining area has French doors off to the rear garden and comfortably accommodates a 6-8 person dining table.

Utility Room

Supplementary to the kitchen is the utility room with space and plumbing for a washing machine and dryer. There are more storage solutions in here too as well as work surface.

Master Bedroom with Ensuite

20' 9" x 12' 1" (6.35m x 3.70m)

Occupying its own space on the second floor the master bedroom is a dual aspect room with dormer window to the front and skylight at the rear. The master has the benefit of built-in wardrobes plus additional storage with a built-in cupboard over the stair-well. The ensuite also has a large double shower cubicle, wash basin, toilet and towel heater.

Bedroom 2

14' 3" x 8' 8" (4.35m x 2.65m)

Large double room overlooking the rear garden. Plenty of space in here to accommodate a good range of bedroom furniture.

Bedroom 3

10' 9" x 8' 8" (3.30m x 2.65m)

Another double room with built-in wardrobe and a feature full-height window.

Bedroom 4

10' 5" x 6' 10" (3.20m x 2.10m)

Single bedroom overlooking the rear of the property. Currently serving as an office space.

Outside

Large driveway at the side of the property providing off-road parking for several vehicles as well as a detached garage. The garage has a pitched roof for additional storage space and also has power and lighting and a side personnel door for access from the garden. The garden itself is relatively low maintenance and is South West facing ensuring you get the very best of the sunshine in the Summer months. It is a mix of patio area, decked dining area, planting beds and synthetic lawn. The garden also has external power sockets, courtesy and security lighting.

Floorplans

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

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.

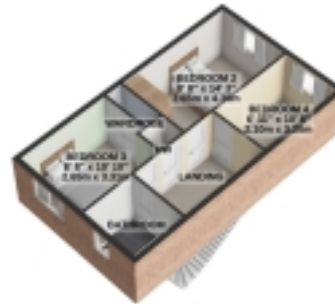
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Floorplans

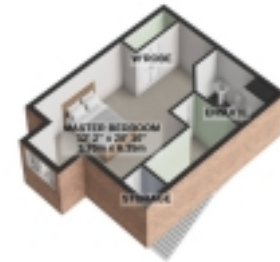
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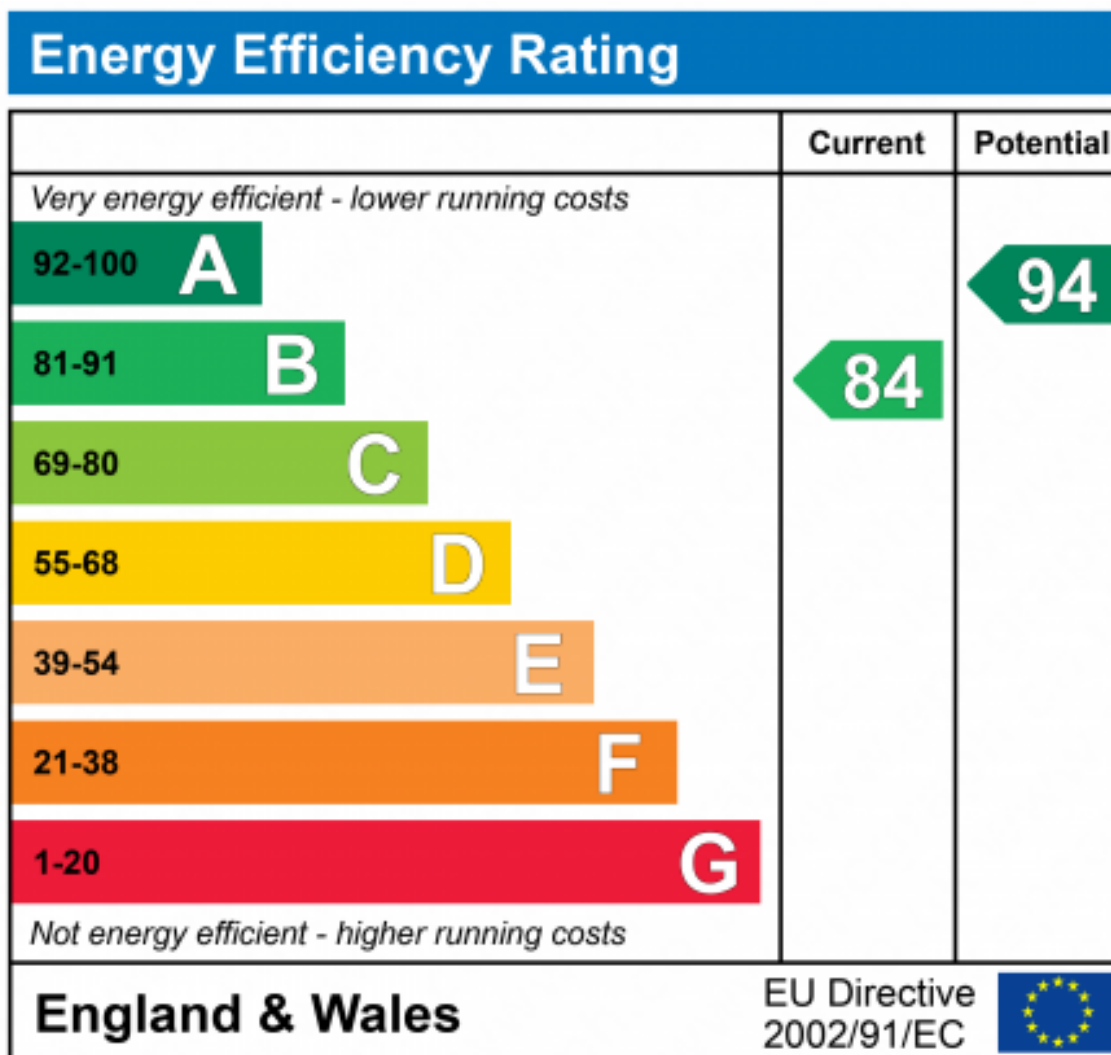


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