



13 Porlock Grove, Stoke-On-Trent

£475,000 Freehold



Beautifully presented four-bedroom detached family home situated on Porlock Grove! • Ideally located within walking distance to excellent schools, shops, petrol stations, Trentham Gardens, Trent and Mersey Canal and ideal commuter links via bus, road, and rail. • Ample space for a growing family including a spacious lounge, dining room, office/playroom, modern kitchen and a convenient W/C. • Low-maintenance rear garden with patio seating space plus mature shrubbery that frames the area. To the front of the home is a generous driveway, front lawn and access into the double garage. • Upstairs offers an expansive master bedroom with an en suite shower room, plus three further double bedrooms and a family bathroom with a bath, sink, and W/C.



Say goodbye to your old home, lock the door, and throw away the key, because this is a property you'll want to move into straight away. Tucked away in the peaceful, sought-after cul-de-sac of Porlock Grove, this beautifully presented four-bedroom detached home is everything you've been searching for—and more. Perfect for growing families, frequent entertainers, or anyone in need of flexible living space, this home delivers on all fronts. Step inside to a welcoming entrance hall, leading you straight into a spacious living room, ideal for quiet evenings or hosting guests. Glazed French doors lead seamlessly into a separate dining room, perfect for family meals or entertaining. The adjoining kitchen is both stylish and practical, featuring sleek cabinetry, wood-effect worktops, a Rangemaster cooker, and a suite of integrated appliances—a dream for any home chef. Also on the ground floor is a versatile family room, which could easily be used as a home office, playroom, or snug, along with a handy downstairs W/C. Upstairs, you'll find a generously sized master bedroom complete with a modern en suite shower room and fitted wardrobes. Three further double bedrooms—two with fitted wardrobes—offer plenty of space for family and guests, all serviced by a stylish family bathroom. The low-maintenance rear garden is perfect for summer evenings, with mature shrubs and ample seating space to enjoy with loved ones. To the front, a lush lawned garden and generous driveway provide excellent kerb appeal and lead to a double garage offering additional storage or parking. Location is key, and this home ticks every box. Within minutes you'll find excellent schools, shops, supermarkets, petrol stations, the popular Trentham Gardens, and scenic walks along the Trent and Mersey Canal. Commuters will appreciate the proximity to Stoke and Stone train stations, major road links (A34, A500, M6), and reliable bus routes. This is more than just a house—it's the perfect family home in an ideal location. Don't miss your chance to make it yours.



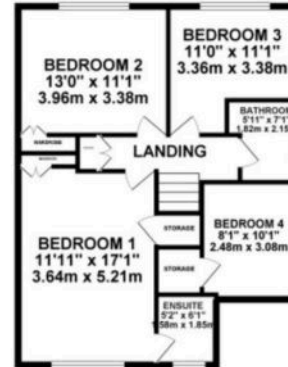
Beautiful 4-bed detached home in Porlock Grove cul-de-sac. Spacious living areas, modern kitchen, versatile rooms, master with ensuite, low-maintenance garden, double garage. Close to schools, shops, transport links. Ideal family home in sought-after location.
Council Tax band: E
Tenure: Freehold



GROUND FLOOR 1004.05 sq. ft.
(93.28 sq. m.)

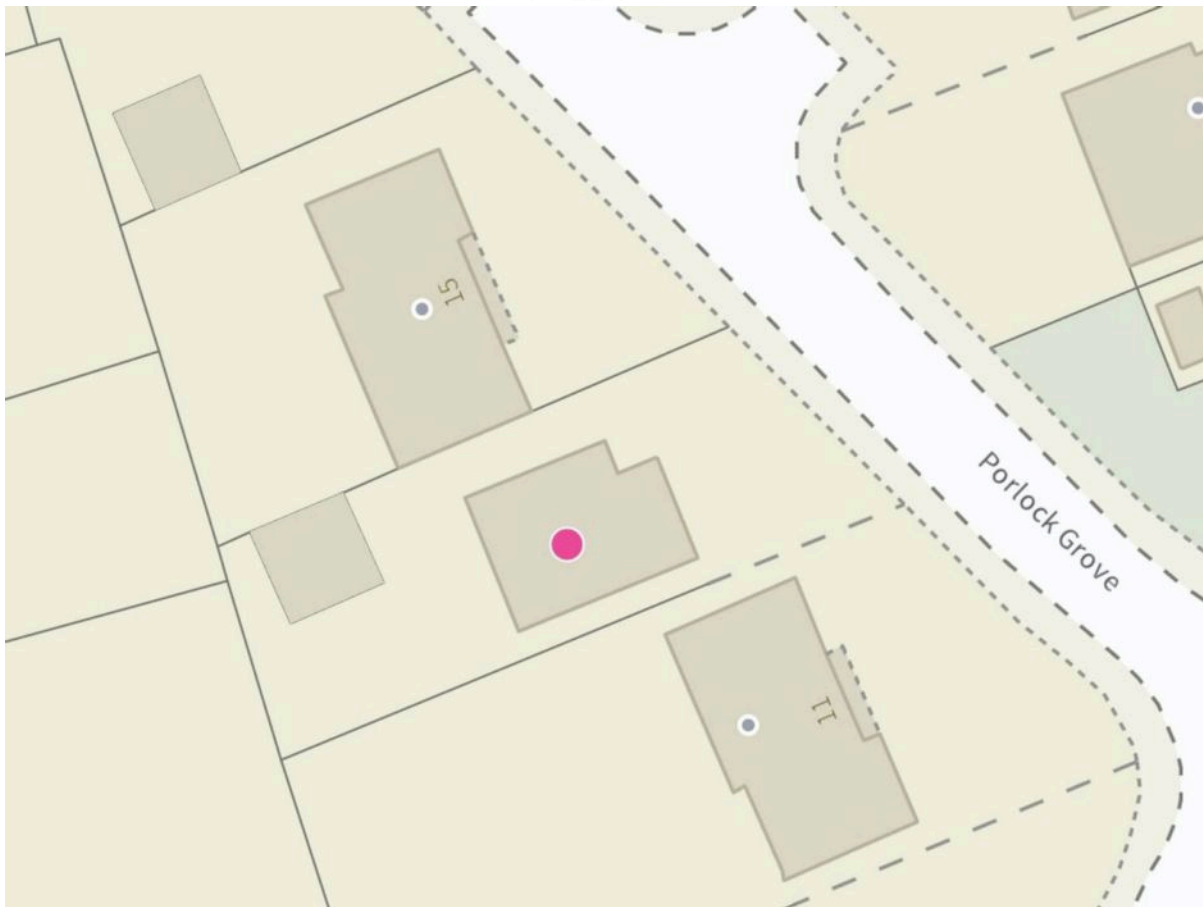


1ST FLOOR 703.43 sq. ft.
(65.35 sq. m.)



TOTAL FLOOR AREA : 1707.48 sq. ft. (158.63 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of walls, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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.
Drawn with Hologram 600125



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