

31 St. Margarets Drive, Stoke-On-Trent

£215,000 Freehold



Beautifully presented semi-detached family home within walking distance to Excel Academy, local shops, supermarkets and eateries. Plus ideal commuter links via road, rail, bus, and foot! • Two generously sized double bedrooms, plus a further single. Renovated family bathroom with freestanding bath, shower, sink, and W/C - Perfect for a growing family or guests. • Bright kitchen/living/dining with integrated kitchen, granite worktops and splash back, breakfast bar, plenty of space for the whole family, living room with media wall, plus separate utility and W/C. • Landscaped rear garden set over three levels with decked and patio seating space, lush artificial lawns and side access to the spacious driveway with off-road parking and EV charging point. • This beautiful home has been thoughtfully upgraded throughout, plus the loft has been fully boarded and offers a large hatch and integrated



"I see trees of green, red roses too..." Positioned on the sought-after St. Margarets Drive in the beautiful Sneyd Green, this beautifully presented family home invites you to live to the lyrics of "What a Wonderful World". From the moment you arrive, it's clear this is a place filled with warmth, comfort, and joy. Step into a welcoming entrance hall, featuring a handy under-stairs cupboard to keep things effortlessly tidy. The heart of the home is a stunning open-plan kitchen/living/dining space where memories unfold. The upgraded kitchen features stunning granite worktops and splashbacks, sleek integrated appliances, an induction hob, and a stylish breakfast bar – ideal for bright and busy mornings. Flowing from the kitchen, the dining/living space features a cosy log burner and glazed French doors that open to the rear garden. The warm, welcoming living room to the front of the home offers a large bay window and a feature media wall. To the rear, a separate utility room and convenient W/C bring practicality to daily life. Upstairs is home to two spacious double bedrooms and a further single bedroom, providing the perfect haven for a growing family, overnight guests, or those who simply love the extra space. The bathroom is a sanctuary of its own, stylishly renovated with floor-to-ceiling tiles, a freestanding bath, shower, sink, and W/C. Step outside into your own corner of paradise, thoughtfully arranged over three levels boasting decked and patio seating space, lush artificial lawn and greenery that hugs the borders. Side access leads to a generous driveway with off-road parking and your own EV charging point. For added convenience, the loft has been fully boarded and benefits from a large hatch and integrated ladder, ideal for transformation into another bedroom (STNPP). This is a home where community, convenience, and comfort meet. Within walking distance to the top-rated Excel Academy High School, local shops, supermarkets, further schools, and eateries, it's perfectly located for family life. Plus, commuting is a breeze with easy links by road, bus, rail, and foot; your wonderful world is closer than you think! A home full of heart, just waiting for you to say, "Yes, I think to myself...what a wonderful world."

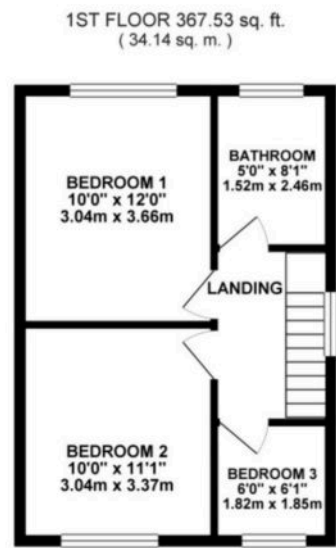


Stunning 3-bed family home on St. Margarets Drive, Sneyd Green. Open-plan living, upgraded kitchen, lush garden, off-road parking & EV charging. Perfect for family life, near schools & amenities.

Council Tax band: B

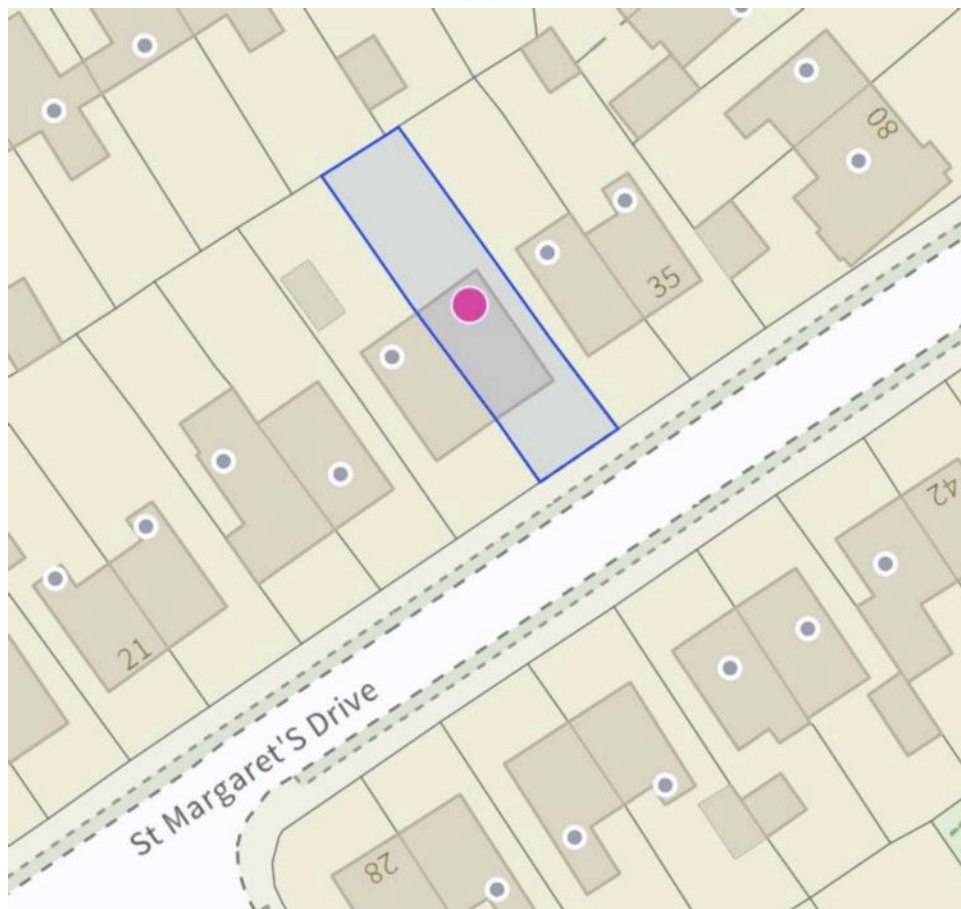
Tenure: Freehold





TOTAL FLOOR AREA - 854.85 sq. ft. (79.42 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with iDesign 8.0.0.17



You can include any text here. The text can be modified upon generating your brochure.