

3 Kirkland Lane, Stoke-On-Trent

£435,000 Freehold



Potential to extend into the loft to add an additional two double bedrooms, or a spacious master suite with an en-suite and dressing room (STNPP). • Bright and fresh detached home sitting in a desirable end plot, tucked away in Penkhull nearby schools, shops, pubs, Royal Stoke Hospital and travel links. • Four generously sized double bedrooms including a master with its own en-suite shower room, and a further family bathroom with a bath, separate shower, sink, and W/C. • Spacious living room with open flow into the dining room. Updated kitchen with sleek L-shaped cabinetry and separate utility. Versatile study/playroom, W/C, and converted store room. • West-facing rear garden with patio seating space and lush grass lawn. Brick walled boundary with a driveway to the front boasting plenty of off-road parking.



If searching for a home has felt a bit like navigating the tangled love stories of *Love Actually*, then prepare for the finale, because here at JDP we believe that love actually is all around, and it begins right here on Kirkland Lane with this bright and fresh four-bedroom detached home, sitting in one of the highest points in Penkhull.

The interiors of this home boast an expansive living room with glazed sliding doors leading to the garden and an easy flow leading into the dining room, creating the perfect entertaining space for all to enjoy. The kitchen has been beautifully updated to offer sleek L-shaped beige cabinetry, room for appliances and a separate utility room that's perfect for storing essentials. Off the living room sits a versatile space that could be perfect for a study, a playroom for little ones, a gym, or even a games room for friends. Completing downstairs is a storage space, W/C, and entry into the store at the front of the home.

Upstairs is home to four generously sized bedrooms, including a master with its very own en-suite shower room, plus a family bathroom with a bath, separate shower, sink, and W/C. This home presents versatility, with the boarded loft space offering its own loft ladder that has the potential to add a further two double bedrooms or your very own master suite with an en-suite and dressing room (STNPP).

The West-facing rear garden awaits with patio seating space and a lush grass lawn and is the ideal spot for soaking up the evening sun. To the front, a brick-walled boundary protects this home's privacy, while the driveway offers ample off-road parking.

Location

Penkhull offers a range of nearby amenities including schools, shops, supermarkets, pubs, and close access to the Royal Stoke University Hospital.

Newcastle-under-Lyme is a vibrant and historic market town, situated adjacent to **Stoke-on-Trent**, the town benefits from excellent transport links via the **A34**, **A500**, and nearby **M6 motorway**, as well as convenient rail connections through Stoke station, making it an attractive base for both commuters and families.

A lively **town centre** is home to a mix of independent shops, cafés, and high-street brands, complemented by regular **markets** and a strong sense of community. The area offers a variety of leisure and cultural amenities, including the popular **New Vic Theatre**, the **Brampton Museum**, and several green spaces such as **Brampton Park** and the nearby **Apedale Country Park**.

The Royal Stoke University Hospital is located in **Newcastle**, and is one of the largest and most advanced teaching hospitals in the region.

Newcastle-under-Lyme is home to several highly regarded state and independent **primary and secondary schools**, as well as **Newcastle-under-Lyme College**. The town also lies close to **Keele University**, an internationally recognised institution known for its high-quality teaching, research excellence, and beautiful campus.

Newcastle-under-Lyme offers an appealing and well-connected environment for residents, students, and visitors.



Bright four-bedroom detached home in Penkhull with spacious living areas, modern kitchen, west-facing garden, en-suite master, versatile loft, ample parking, and excellent local amenities.

Council Tax band: D

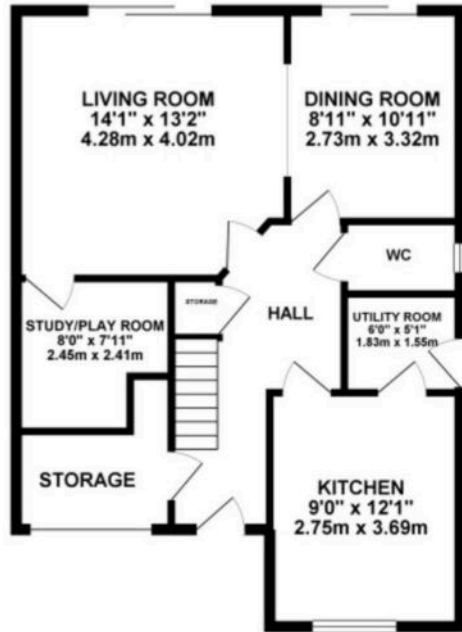
Tenure: Freehold

EPC Energy Efficiency Rating: C

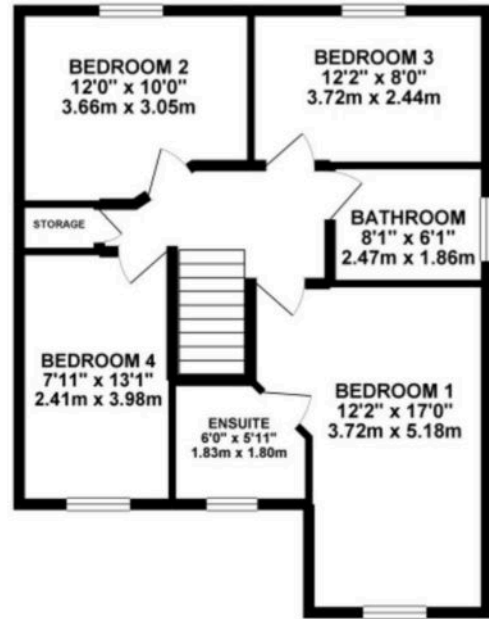
EPC Environmental Impact Rating: C



GROUND FLOOR 665.98 sq. ft.
(61.87 sq. m.)

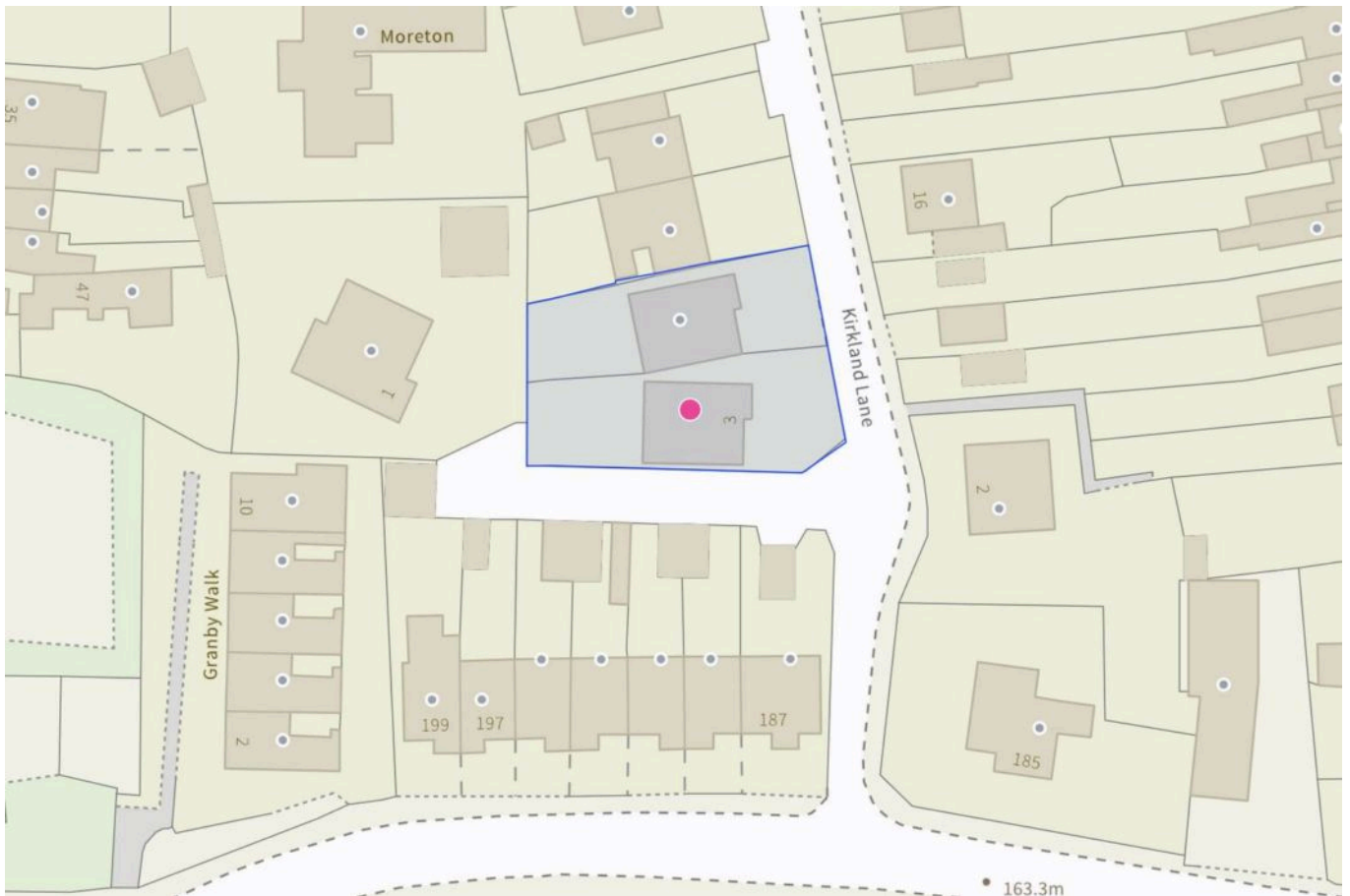


1ST FLOOR 587.82 sq. ft.
(54.61 sq. m.)



TOTAL FLOOR AREA : 1253.80 sq. ft. (116.48 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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