



## 8 Ferndown Close, Stoke-On-Trent

£240,000 Freehold



Three-bedroom detached home at Ferndown Close in Stoke-On-Trent, ideal for downsizers and upsizers alike. • A cream kitchen, with contrasting worktops, sink and drainer. Open-plan living and dining area, with a inset fire and a sliding door to a sunlit conservatory. • Three versatile bedrooms suitable for family, guests or home working, along with a shower room fitted with WC, electric shower and wall-mounted wash hand basin. • South-East two-tier rear garden with patio and lawn, perfect for alfresco dining, entertaining or relaxing, and a smart block-paved driveway to the front providing off-road parking. • Situated on the popular Ferndown Close, offering easy access to local shops, schools, transport links and amenities, making it a convenient and well-connected place to call home.





## LIGHTS. CAMERA. SHOWTIME.

Welcome to Ferndown Close in Stoke-on-trent, a chart-topping, crowd-pleasing three-bedroom detached headline act, ready to steal the spotlight for downsizers and upsizers alike.

First up on the lineup: The Kitchen. Rocking crisp cream cabinetry with stacks of storage for every pan, plate and secret snack stash. Contrasting worktops give you space to live out your culinary dreams, while the sink and drainer takes centre stage.

Next on stage: the open-plan living room and dining area. Flowing smoothly from lounge to dining, this space knows how to work a room. An inset fire with traditional surround sets the vibe, then glazed sliding doors open to the sunlit conservatory, making indoor-outdoor living seamless. With underfloor heating, the conservatory stays headline-ready all year round. A handy downstairs WC with pedestal basin completes the set.

Upstairs, three bedrooms take the mic, ready to perform as dreamy sleeping spaces, a home office or a nursery. Supporting the set is the shower room, practical and always on cue, with WC, electric shower and wall-mounted wash hand basin.

And for the encore... out back, a South-East two-tiered garden takes the spotlight, part patio, part lawn, perfect for alfresco dining or laid-back chilling. Up front, the block-paved driveway rolls out the red carpet, smooth, smart and ready to welcome you home every day.

## LOCATION

**Lightwood** is a sought-after residential suburb located to the **south of Stoke-on-Trent**, within easy reach of Longton, Meir and Trentham. With an elevated position, parts of Lightwood enjoy **attractive views** across the Potteries and surrounding Staffordshire countryside.

Lightwood offers a **good range of local amenities** for everyday living. There are several convenience stores, takeaways, cafés and local pubs nearby, with larger supermarkets and retail options in nearby Longton and Meir. **Well-placed for access to green spaces** such as Longton Park, Park Hall Country Park and the wider countryside surrounding Meir Heath and Rough Close. For families, there is a **good selection of sought after schooling**.

Excellent **commuter connections** across North Staffordshire and beyond. The **A50 dual carriageway is just minutes away**, providing quick access to the **A500 and M6 motorway** network for travel towards Derby, Stafford, Birmingham and Manchester. **Stoke-on-Trent's mainline station** provides direct routes to London, Birmingham and Manchester.



Lights, camera, showtime at Ferndown Close! Three bedroom detached with a cream kitchen, open-plan living/dining, inset fire with traditional surround, conservatory with underfloor heating, downstairs WC, three bedrooms, shower room, South-East two-tiered garden and block-paved drive.

Council Tax band: C

Tenure: Freehold

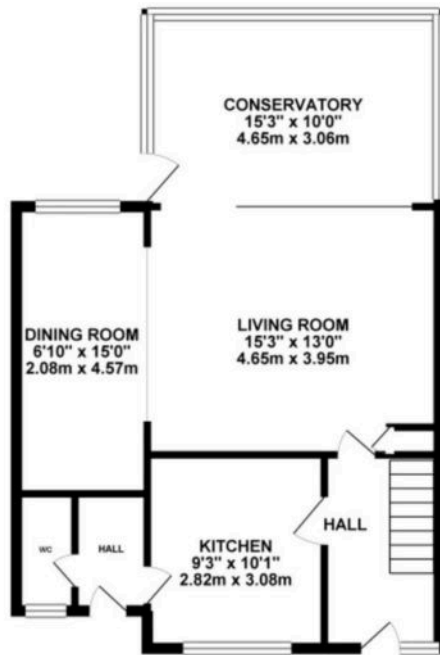
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

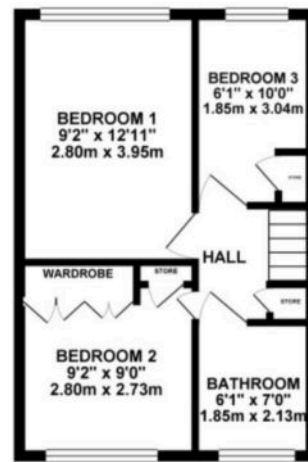




GROUND FLOOR 649.76 sq. ft.  
( 60.36 sq. m. )

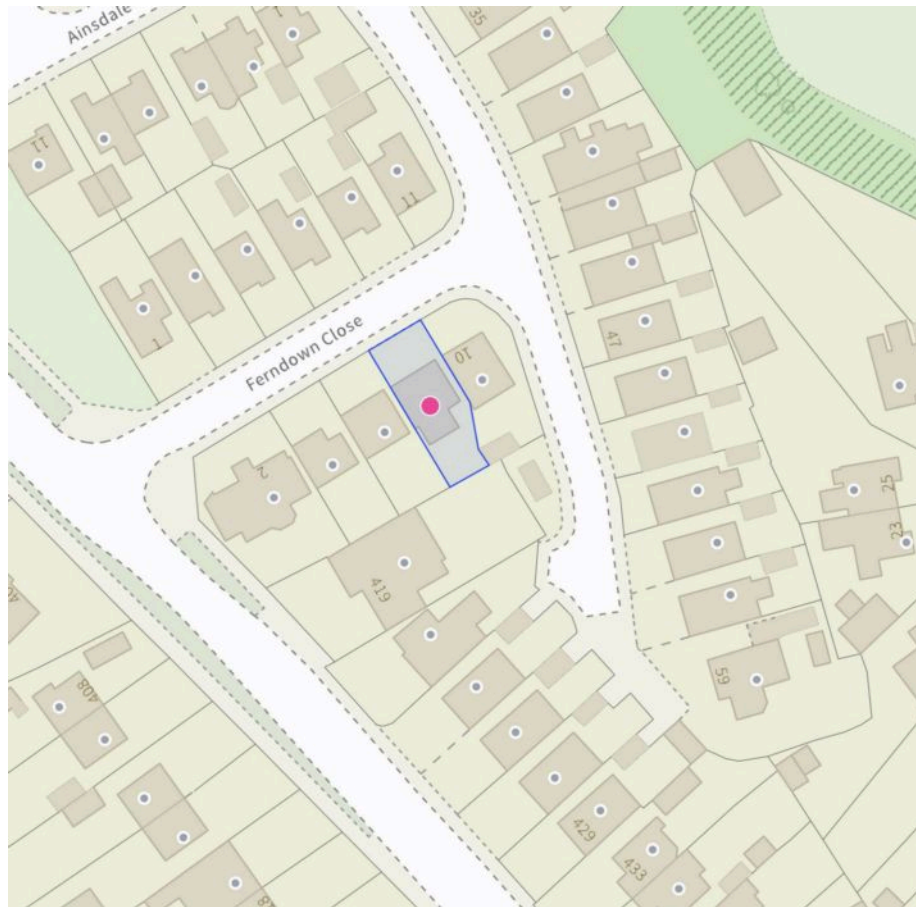


1ST FLOOR 352.12 sq. ft.  
( 32.71 sq. m. )



TOTAL FLOOR AREA : 1001.88 sq. ft. ( 93.06 sq. m. ) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only for 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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