



40 Pemberton Drive, Stoke-On-Trent

£330,000 Freehold

Beautifully updated detached home in the sought-after Meir Heath, a desirable residential area with a semi-rural lifestyle, local amenities, and excellent transport links. • Three spacious bedrooms, two with their own fitted wardrobes, plus an updated contemporary bathroom with a freestanding bath and separate walk-in shower. • Re-imagined downstairs space with a bright living room with bay window and feature media wall, additional reception to the rear currently a playroom, study, kitchen/breakfast room, storage, and W/C. • Tiered South-West facing rear garden with ample patio seating space and steps leading you up to further patio and decked seating areas and a lush grass lawn. • To the front, you'll find a generously sized driveway with off-road parking for several vehicles



Prepare to unwrap something truly special; much like your very own golden ticket, this beautifully presented three-bedroom detached home on Pemberton Drive offers you a world of space, light, and fun family living. Located in the peaceful and sought-after Meir Heath, this is the place where your story can begin, a home that promises imagination, warmth, and happiness in abundance.

Step inside to a bright and spacious entrance hall leading you throughout this home, firstly to a generously sized living room with a complimenting bay window, feature media wall, and glazed oak French doors leading into a versatile second reception room that is currently used as a playroom and offers a seamless flow into the garden. The converted garage now offers a convenient office space. Continue to an open-plan kitchen/breakfast room with an L-shaped kitchen with shaker-style base and overhead cabinetry with plenty of storage, integrated appliances and a further storage space. Completing the ground floor is a W/C and access into a handy storage room.

Upstairs is home to three generously sized bedrooms, two of which offer their own fitted wardrobe space. The bathroom has been beautifully updated to now include a freestanding bath, walk-in shower, sink, and W/C.

Outside, a South-West facing tiered rear garden awaits with generous patio seating spaces and steps leading up to a lush grass lawn. To the front, a driveway providing ample off-road parking.

Location

Meir Heath is one of Stoke-on-Trent's most **desirable** residential areas, offering a peaceful, semi-rural lifestyle with excellent local amenities. Set on elevated ground, the villages enjoy open views, **attractive surroundings** and a strong sense of community.

There's a good selection of **local shops, pubs and eateries**, with larger supermarkets and leisure facilities just a few minutes away in Meir and Trentham. **Rough Close Common** and nearby **Trentham Gardens** provide beautiful outdoor spaces for walking and recreation.

Commuters benefit from easy access to the A50, A34 and M6, with rail links available from Longton and Stone. The area is well served by reputable schools.



Welcome to your very own Golden Ticket home, a beautifully presented 3-bed detached home in sought-after Meir Heath. Featuring 3 reception rooms including a study, modern kitchen, stylish bathroom, garden, driveway, and excellent local amenities.

Council Tax band: D

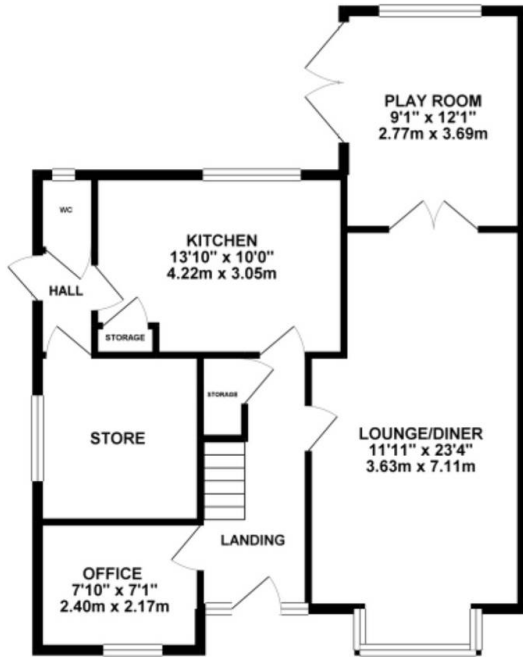
Tenure: Freehold

EPC Energy Efficiency Rating: C

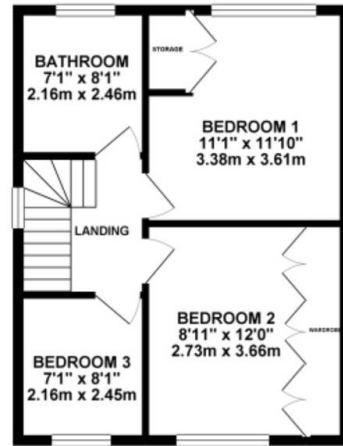
EPC Environmental Impact Rating: C



GROUND FLOOR 774.24 sq. ft.
(71.93 sq. m.)

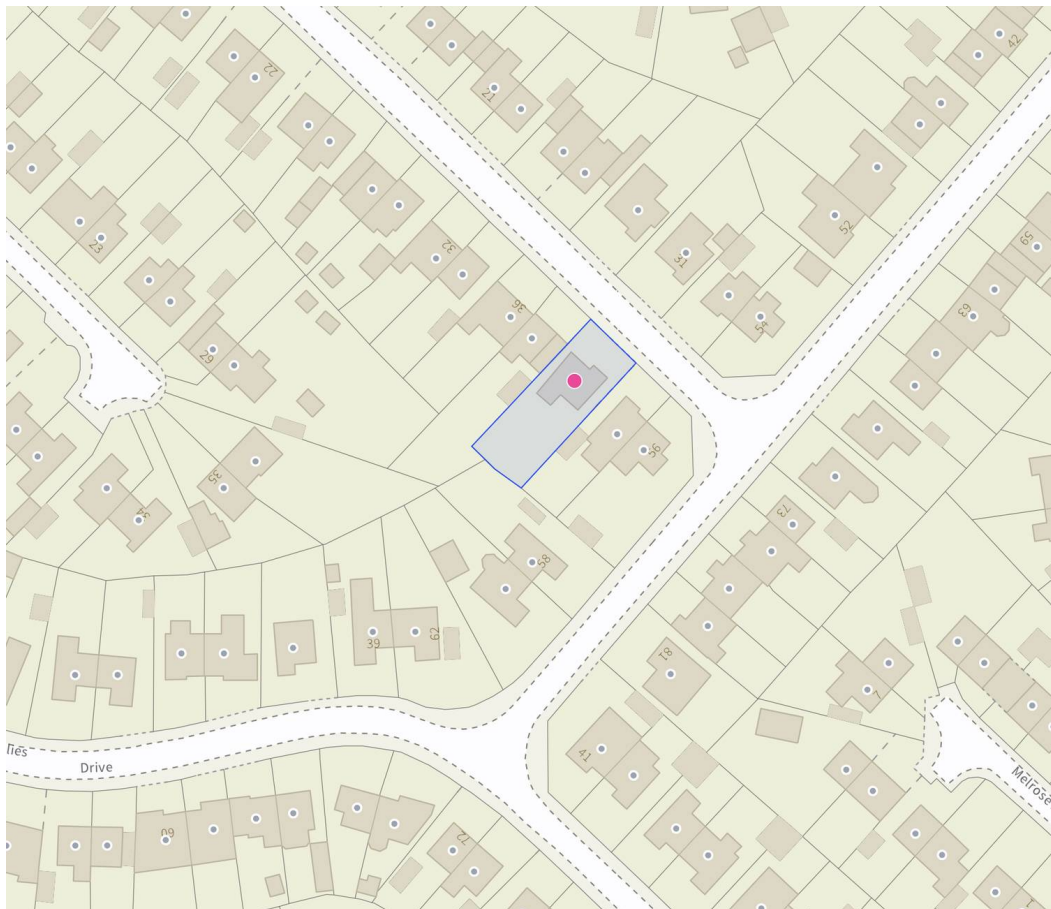


1ST FLOOR 433.64 sq. ft.
(40.29 sq. m.)



TOTAL FLOOR AREA : 1207.88 sq. ft. (112.22 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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