



39 Hilderstone Road, Stoke-On-Trent

£475,000 Freehold

Detached dormer bungalow with versatile interiors, beautifully upgraded by the current owners with a shaker-style integrated kitchen, Amtico flooring throughout, and living room with multi-fuel burner • Three generously sized double bedrooms spread across two floors including a downstairs master bedroom with fitted wardrobes and en suite shower room, plus family bathroom with bath/shower duo. • Block-paved driveway with ample off-road parking, log store, and a single garage with utility space and sink. East-facing tiered rear garden with patio seating space and steps up to lush grass lawn. • Sought-after location on Hilderstone Road in Meir Heath within walking distance of local schools, shops, eateries, Meir Park and nearby travel links to the A50, Blythe Bridge train station. • Ungraded shaker-style kitchen with granite worktops, integrated appliances including fridge/freezer, electric hob



Sitting proudly on Hilderstone Road, and unlike Humpty Dumpty, with absolutely no wobble in sight, this cracking three-bedroom dormer bungalow is ready to steal the show. With a versatile and bright layout, every corner of this home has been thoughtfully improved, blending modern upgrades to create a space that's as practical as it is stylish.

Enter into a generously sized entrance hall, laid with high-end Amtico flooring that continues throughout the rest of this home, setting the scene for what is on offer. Follow through glazed oak French doors to the dining room with a seamless flow into the kitchen boasting traditional shaker-style cabinetry with ample cabinetry and drawer space, granite worktops, integrated appliances including a fridge/freezer, double oven and microwave, electric four-burner hob, dishwasher, and a dual bin. Off the kitchen you'll find a utility/WC and pantry. To the rear, the garden room awaits with underfloor heating, an upgraded glass roof, and sliding doors leading to the garden. The expansive living room awaits with dual-aspect windows to the front and rear, a surround sound system, and a multi-fuel burner, perfect for the whole family to enjoy. Completing the ground floor is the master bedroom with fitted wardrobes and an en suite wet room with a rainfall shower.

Upstairs, you will discover two further spacious double bedrooms, both offering fitted wardrobes. The family bathroom has sleek marble-style tiling, a bath/shower duo, and a vanity sink and W/C.

Continue outside to an East-facing tiered rear garden with patio seating space and steps leading up to a lush grass lawn with a shed for convenient storage. A low maintenance frontage awaits with a block-paved driveway with off-road parking for several vehicles, a log store, and a single garage with an electric roller door with fob access for your car and iron double gates providing secure access.

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.



Stylish three-bed dormer bungalow with modern kitchen, garden room, en suite, spacious living, tiered garden, garage, and driveway. Set in sought-after Meir Heath with great amenities and transport links.

Council Tax band: F

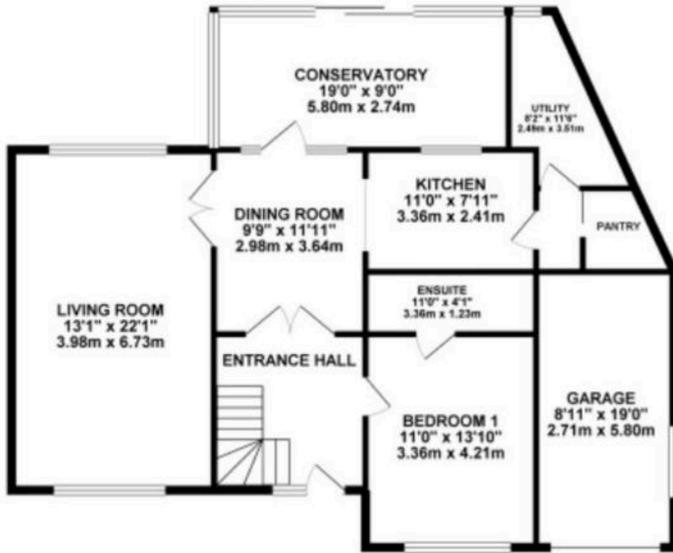
Tenure: Freehold

EPC Energy Efficiency Rating: D

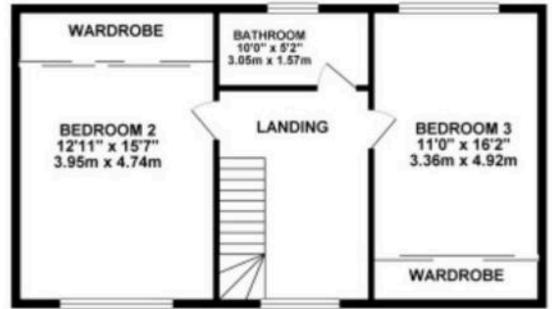
EPC Environmental Impact Rating: E



GROUND FLOOR 1219.06 sq. ft.
(113.25 sq. m.)



1ST FLOOR 649.58 sq. ft.
(60.35 sq. m.)



TOTAL FLOOR AREA: 1868.64 sq. ft. (173.60 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 is given as to their operability or efficiency can be given.
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