

**£235,000**

**7 East Bank Ride, Forsbrook, ST11 9DS**



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- EXTENDED DORMER BUNGALOW
- LOVELY CORNER PLOT
- QUIET VILLAGE LOCATION
- THREE BEDROOMS
- THREE RECEPTION AREAS
- GROUND FLOOR WETROOM
- SPACIOUS KITCHEN
- LARGE GARAGE & STORE AREA
- WALK INTO FORSBROOK VILLAGE

**SUPERB EXTENDED BUNGALOW OFFERING FLEXIBLE FAMILY ACCOMMOATION IN POPULAR FORSBROOK VILLAGE.** This lovely family home has been well maintained and is well presented inside and out. One bedroom to the ground floor, two/three reception areas and two spacious double first floor bedrooms. Pretty corner plot overlooking green space to the rear. Viewing highly recommended.

# East Bank Ride, Forsbrook, ST11

## ENTRANCE HALLWAY

This L-shaped property has two entrances, the 'formal' one being via a modern composite door in pale sage-green, into the original hallway of the property. Open-plan to study/reading reception, doorway into lounge, dining room, ground floor bedroom and wet room. Wall mounted radiator. Newly fitted wood-effect flooring in modern grey tones.

## EXTENDED SECTION OF KITCHEN

Via the extended section of the original bungalow, the second entrance is also via a modern composite door into the main kitchen area. Range of fitted wall and base units, with inset sink-and-a-half and drainer, electric oven with electric hob and extractor hood above. Tiled splashback and laminate surface. Space for undercounter fridge or freezer. Recently fitted wood-effect grey flooring. UPVC window overlooking the rear garden area. Archway through to a continuation of the kitchen space...

## KITCHEN

Continuation of worktop space, with storage base units beneath. Large UPVC double glazed window overlooking the rear garden and on to open green space. Tiled splashback. Wall mounted storage units. Space for free-standing fridge-freezer. Archway through to the dining room and doorway through to the lounge.

## DINING ROOM

A cosy, useful area that could suit formal dining, or a snug-TV room or play room. Continuation of the pale grey laminate flooring, wall mounted radiator, UPVC double glazed window. Doorway through to the hallway.

## LOUNGE

Spacious lounge that is lovely and bright and enjoys views over the rear garden. Decorated in pale, modern tones with the lovely pale grey wood-effect flooring. Wall lights, central fireplace with electric fire fitting. Doorway through to rear hallway.

## GROUND FLOOR BEDROOM ONE

Large double room with fitted wardrobes, range of fitted drawers & storage, wall mounted radiator, UPVC double glazed window overlooking the front of the property.

## SHOWER ROOM

Modern wet room with rainfall shower, wash hand basin and wc. Tiled walls in lovely pale stone colour, sealed floor with drain, UPVC double glazed frosted-glass window. Wall mounted heated towel rail.

## FRONT STUDY AREA

Large open-plan area that would make an ideal study room, play-room or second lounge. Stairs off to the two first floor bedrooms. Wall mounted radiator, UPVC double glazed window. Continuation of the modern pale grey wood-effect flooring.

## STAIRS AND LANDING

Fitted carpet to stairs, up to landing with doors off to the two bedrooms.

## BEDROOM TWO

Large double bedroom with pale cream carpet, bright decor and large UPVC double glazed window overlooking the rear garden. Access to large eaves storage cupboard. Wall mounted radiator.

## BEDROOM THREE

A third large double room with fitted carpet in pale cream, painted walls, wall mounted radiator, large storage cupboard into the eaves. Second built-in cupboard for additional storage.

## OUTSIDE AREAS

The property occupies a lovely corner plot, in a quiet cul-de-sac within walking distance of Forsbrook village. With low maintenance lawns and gravelled sections to the front, a low-level fence surrounds the entrance area that is paved and has a path leading along the side of the house, to the rear garden. Tall hedges provide privacy, with a patio area landscaped steps down to a lawn with planted borders. Driveway access to the rear of the garden, leading to a modern sectional garage and workshop.





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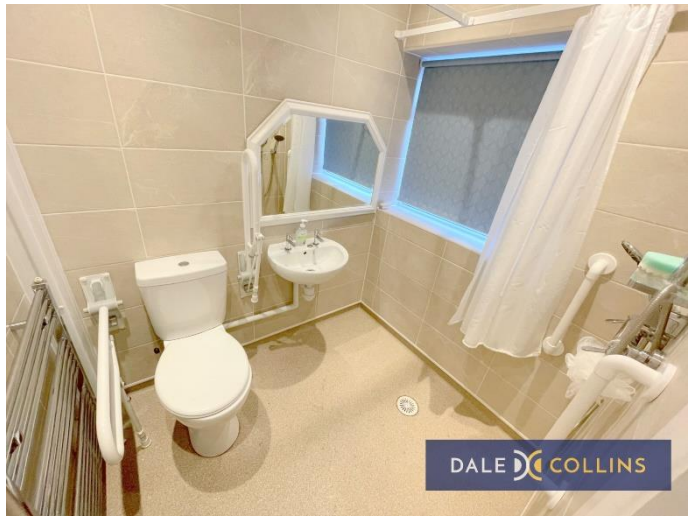
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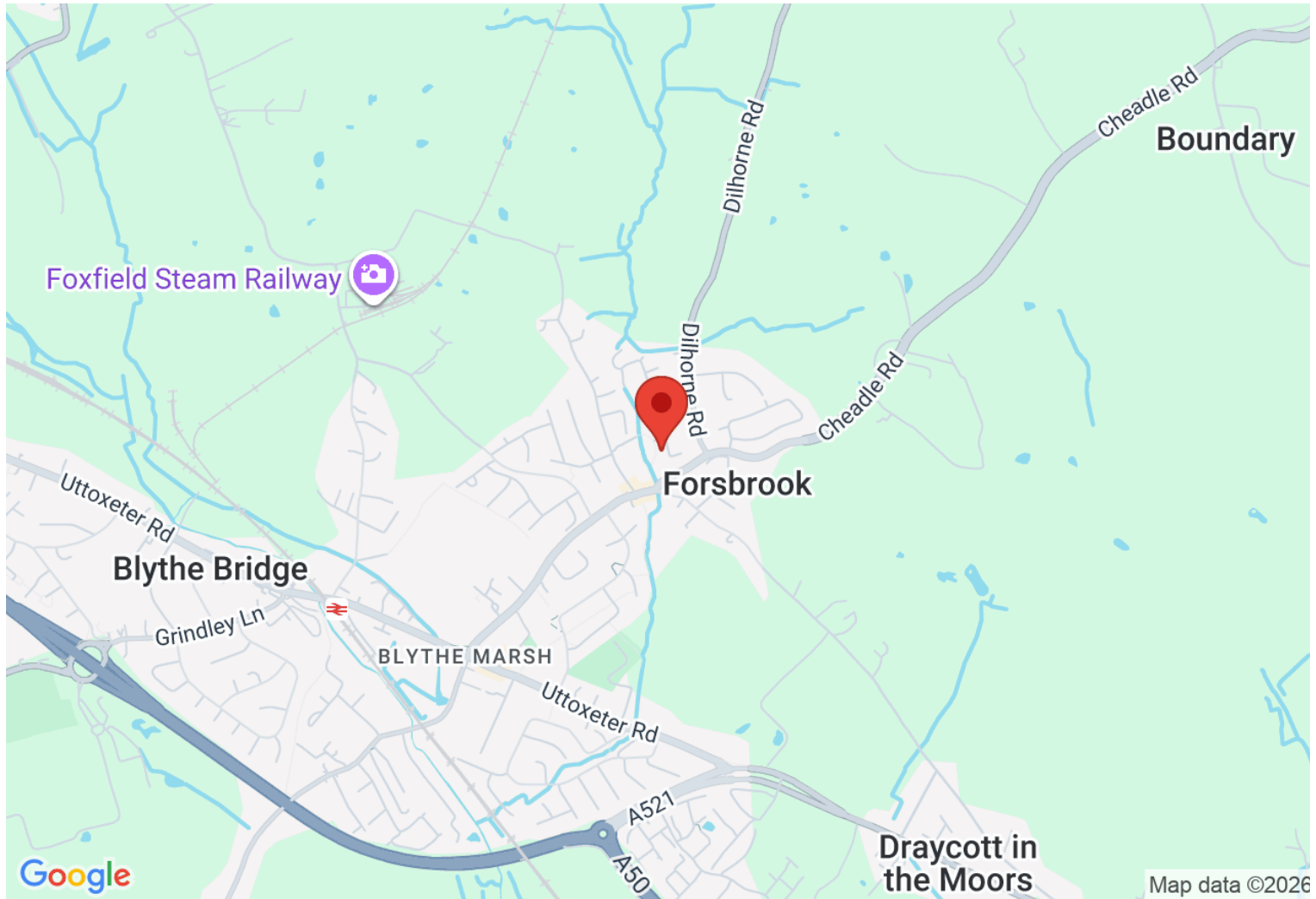


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## Directions



### VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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