



7 John Rhodes Way

Sandyford, ST6 5XA



Offers in excess of £299,000

Carters are pleased to offer to the market this exceptional four-bedroom detached property, situated in a sought-after and convenient residential area. Providing generous and versatile accommodation, this home is ideally suited for contemporary family living.

The ground floor has been thoughtfully reconfigured to create a large open-plan kitchen and living space, featuring a striking modern kitchen with integrated appliances. A separate dining room, with double doors leading to the living area, provides an elegant space for entertaining. The ground floor is further complemented by a recently fitted cloakroom/WC.

Upon entering, the entrance hallway makes a strong first impression, boasting a spacious design and a sweeping staircase.

The first floor comprises a master bedroom with a contemporary en suite shower room, three additional well-proportioned bedrooms, and a family bathroom fitted with a modern suite.

Externally, the property benefits from a driveway offering off-road parking leading to the garage. The rear garden is of a generous size and includes a seating area, a well-maintained lawn, and a garden shed.

Conveniently located, the home is within easy reach of local amenities in Tunstall and Burslem, including supermarkets, shops, cafés, and essential services. Nearby parks and playing fields provide excellent opportunities for walking and outdoor recreation.

Transport connections are readily accessible, with local bus routes serving surrounding areas and linking to the city centre and neighbouring towns. Stoke railway station can be reached by car in approximately 15–20 minutes.

This property represents a rare opportunity to acquire a stylish, versatile family home in a highly desirable location and is offered with immediate consideration.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation.

Coving to the ceiling. Stairs to the first floor. Under stairs storage cupboard. Radiator. Laminate flooring.

Kitchen Area

8'10" x 12'1" (2.69m x 3.68m)
UPVC double glazed window to the front elevation.

Modern high gloss fitted kitchen with a range of wall, base and drawer units. Bespoke Quartz work surfaces. LED under counter lighting. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven and grill. Built in four ring electric hob. Built in CDA extractor hood. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Integrated microwave. Coving to the ceiling. Recessed ceiling down lighters. Radiator. LVT flooring.

Living Room

13' x 12'1" (3.96m x 3.68m)
UPVC double glazed french doors to the rear elevation leading to the garden.
Coving to the ceiling.
Radiator. Laminate flooring.

Dining Room / Snug

UPVC double glazed window to the rear elevation. UPVC double glazed double doors to the living room.

Radiator. Laminate flooring.

W.C

UPVC double glazed window to the front elevation.
Vanity basin unit with storage under. Mid level w.c. Radiator. Laminate flooring.

Stairs and Landing

Access to the loft which is partially boarded. Airing cupboard housing the boiler.

Bedroom One

8'10" x 9'10" (2.69m x 3.00m)
UPVC double glazed window to the front elevation.
Built in wardrobes. Built in storage cupboard. Radiator.

En Suite

UPVC double glazed window to the front elevation.
Luxurious three piece fitted bathroom suite comprising of; a shower cubicle with power shower over, pedestal wash hand basin and a mid level w.c. Aqua paneling to the walls. Graphite heated towel rail. LVT flooring.

Bedroom Two

10'6" x 8'8" (3.05m* x 2.64m)
UPVC double glazed window to the rear elevation.
Built in wardrobes. Radiator.

Bedroom Three

10'6" x 6' (3.20m x 1.83m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Four

10'9" x 6'2" (3.28m x 1.88m)
UPVC double glazed window to the front elevation.
Radiator.

Family Bathroom

UPVC double glazed window to the front elevation.

Externally

Externally, the property benefits from a driveway offering off-road parking leading to an integral garage. There is an outside tap to the front of the property. The rear garden is of a generous size and includes a seating area, a well-maintained lawn and a garden shed.

Garage

16'9" x 8'3" (5.11m x 2.51m)
Up and over garage door. Workbench and shelving. Power and lighting. Boarded loft storage area with lighting and additional shelving.

Additional Information

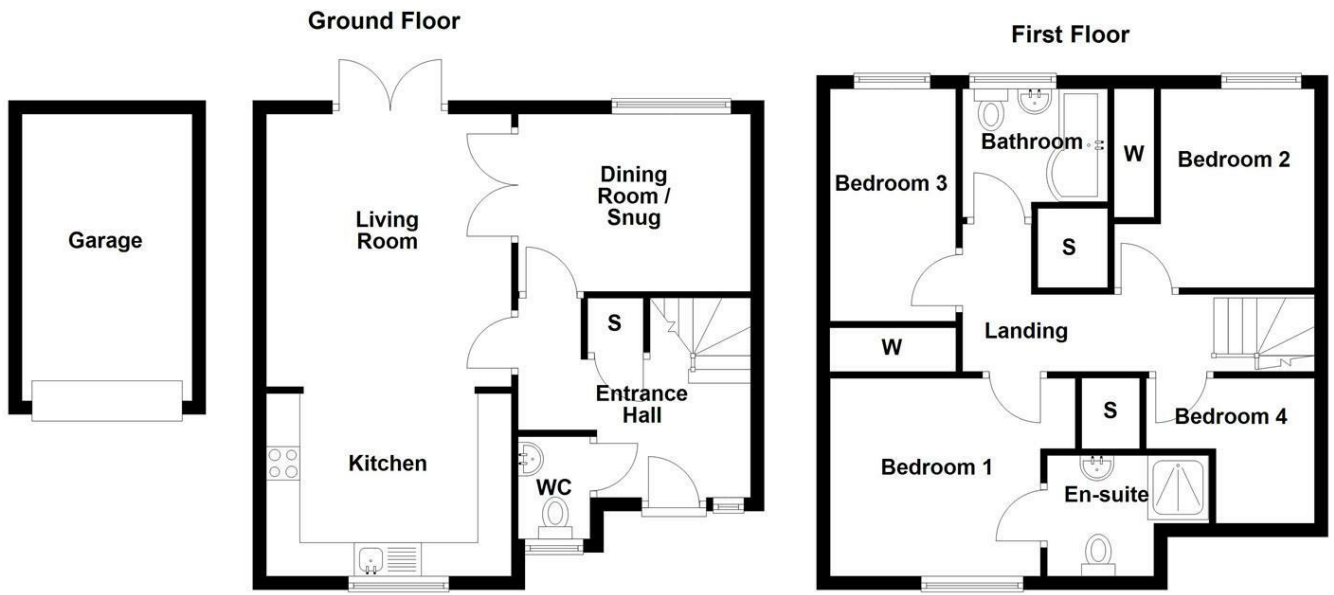
Freehold. Council Tax Band D.

Total Floor Area: 957 Square Foot / 89 Square Meters.

Disclaimer

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Tel: 01782 470391



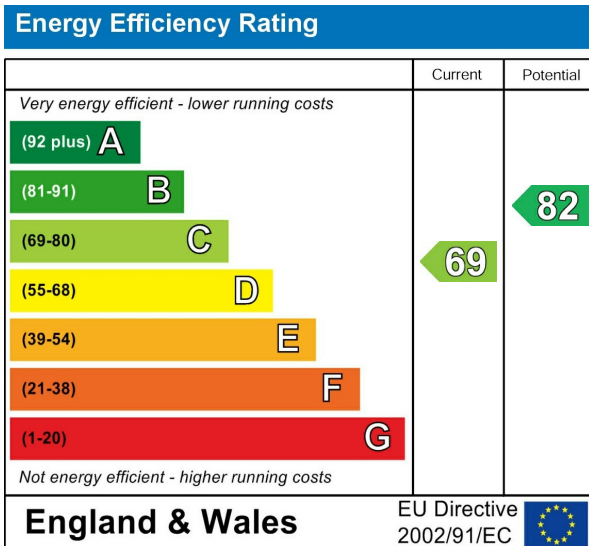
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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