



35 Tarragon Drive, Stoke-On-Trent, ST3 7YE

Guide price £400,000

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** GUIDE PRICE £400,000 TO £425,000 **

"The only important thing about design, is how it related to people" ~ Richard Rogers

An exceptional four-bedroom executive family home occupying a generous corner plot in the highly sought-after Meir Park. Beautifully extended and improved throughout, this spacious property features an impressive open-plan lounge with bi-fold doors, a stylish modern kitchen, separate dining room, home office, and two bathrooms. Externally, there is off-road parking, EV charging points, and a private enclosed rear garden ideal for entertaining. Conveniently located close to local amenities and excellent road links. Viewing highly recommended.

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Denise White Estate Agents Comments

An exceptional executive family residence, occupying a generous corner plot in a highly sought-after position on the ever-popular Meir Park. Having been thoughtfully extended and extensively improved by the current owners, the property offers beautifully presented, spacious accommodation throughout, ideally suited to modern family living.

A welcoming entrance porch opens into a spacious hallway, where stairs rise to the first floor and doors provide access to the principal ground floor rooms. The dining room, positioned to the front aspect, is a charming space featuring a multi-fuel stove and flows seamlessly through an archway into the lounge.

The lounge is undoubtedly a standout feature of the home, having been extended to create an impressive social and entertaining space, complete with bi-fold doors opening onto the rear garden. Off the lounge, a useful utility room provides additional storage and incorporates an integrated fridge freezer, with a door leading to the side aspect.

Adjacent to the lounge, the kitchen is fitted with a stylish range of modern units, complemented by wood block work surfaces and a selection of quality integrated appliances, along with space for a range-style cooker. A door leads back through to the hallway, which in turn provides access to a versatile office and a convenient ground floor WC.

To the first floor, the property offers four well-proportioned bedrooms and a superb family bathroom. The main bedroom benefits from a contemporary range of fitted wardrobes and a stunning en-suite shower room. Bedroom two is a generous double room enjoying a pleasant front aspect, while bedrooms three and four are positioned to the rear. The family bathroom is beautifully appointed, featuring a high-quality suite, contemporary tiling, and inset lighting.

Externally, the property continues to impress. A

driveway provides off-road parking for two vehicles and leads to a garage storage room, ideal for bicycles and garden equipment. The property also benefits from two electric vehicle charging points. Gated side access leads to a fully enclosed rear garden, offering a safe and secure environment for children and pets, with a combination of decked and paved seating areas perfect for outdoor dining and entertaining, alongside a well-maintained lawn.

Situated in a highly regarded location, the property is within close proximity to a range of local amenities including shops, a pharmacy, hairdressers, a veterinary clinic and an array of pubs, cafes and eateries. Excellent road links via the A50 provide easy access to Uttoxeter, Derby, Stoke-on-Trent city centre, and the M6 motorway at Junction 15.

This superb home effortlessly combines space, style, and practicality, making it an ideal purchase for growing families. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Location

Meir Park is a highly regarded and well-established residential development on the southern edge of Stoke-on-Trent, renowned for its attractive surroundings, strong community feel, and excellent everyday convenience. Popular with families, professionals, and downsizers alike, the area offers a superb balance between peaceful suburban living and easy access to a wide range of amenities.

At the heart of Meir Park is a thoughtfully designed neighbourhood centre, providing a selection of local shops, a convenience store, pharmacy, hairdressers, cafés, takeaways, and a veterinary practice, ensuring day-to-day essentials are always close at hand. The area is also home to several well-regarded pubs and eateries, offering a relaxed and welcoming social scene.

For families, Meir Park is particularly appealing,

with a number of well-respected primary and secondary schools nearby, as well as safe, quiet streets and green spaces ideal for outdoor activities. Pleasant walking routes and nearby parkland add to the area's appeal, creating opportunities to enjoy the outdoors right on your doorstep.

Commuters are exceptionally well catered for, with excellent transport links including the nearby A50, providing swift access to Uttoxeter, Derby, and beyond, while the A500 and M6 (Junction 15) are within easy reach for travel further afield. Stoke-on-Trent city centre is just a short drive away, offering a broader range of retail, leisure, and cultural facilities.

Meir Park combines the charm of a close-knit residential community with the convenience of modern living, making it one of the most desirable locations in the Stoke-on-Trent area.

Entrance Porch

6'9" x 5'1" (2.08 x 1.55)



Composite entrance door to the front aspect. Quarry tiled flooring. Wall light. Door leading into: –

Entrance Hall



uPVC entrance door leading from the front entrance porch. Oak flooring. Radiator. Dado rail. Coving to the ceiling. Ceiling light. Stairs leading to the first floor. Doors leading into:-

Dining Room

15'1" x 10'7" (4.62 x 3.23)



Oak flooring. Two radiators. Multi fuel stove set on a polished slate hearth with wooden mantle. Coving to the ceiling. Ceiling light. uPVC window to the front aspect. Opening into:-

Lounge

17'10" extending to 22'0" x 17'11" max (5.46 extending to 6.72 x 5.47 max)



Karndean flooring. Traditional freestanding column style radiator. Bifold doors leading to the garden. Two Velux windows. Two ceiling lights. Doors leading to the kitchen and into:-

Utility Room

6'6" x 5'9" (2.00 x 1.77)



Karndean flooring. Fitted with base units with a work surface over. Integrated fridge freezer. Composite door leading to the side aspect. Ceiling light.

Kitchen

14'5" x 8'8" (4.41 x 2.66)



Fitted with a range of wall and base units with wood block work surfaces over incorporating a Belfast style double sink unit with hose mixer tap. Space for a range style cooker with extractor over. Integrated fridge freezer, dishwasher, washing machine and tumble dryer. Tiled flooring with electric underfloor heating. Part tiled walls. uPVC window to the rear aspect. uPVC door to the side aspect. Three ceiling lights. Door leading to the entrance hallway.

Office

7'8" x 7'6" (2.36 x 2.31)



Karndean flooring. Free standing traditional style column radiator. Fitted with a natural oak desk space. Obscure uPVC window to the side aspect. Ceiling light. Pocket door leading into:-

WC

7'7" x 3'0" (2.33 x 0.92)



Fitted with a low-level WC and wall mounted wash hand basin. Karndean flooring. Part tiled walls. Two wall lights. Extract fan.

First Floor Landing



Carpet. Storage cupboard off. Loft access. Ceiling light. Doors leading into:-

Bedroom One

12'8" x 10'8" (3.88 x 3.27)



Fitted with a stylish range of built-in wardrobes and overhead storage. Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Door leading into:-

En-suite Shower Room

5'3" x 5'1" minimum (1.61 x 1.55 minimum)



Fitted with a suite comprising of shower cubicle with rainfall showerhead, back to wall WC and wall mounted vanity wash hand basin. Laminate tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling light.

Bedroom Two

14'11" x 10'11" max (4.57 x 3.35 max)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Three

9'8" x 7'7" (2.95 x 2.33)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Four

7'11" x 9'7" (2.42 x 2.94)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Family Bathroom

9'3" max x 6'0" (2.82 max x 1.83)



Fitted with a stylish suite comprising of bath with rainfall shower over, back to wall WC and wall mounted vanity wash hand basin unit housing a countertop wash bowl with wall mounted mixer tap. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

Outside



To the front of the property there is a small lawned garden area alongside which sits a tarmac driveway providing off road parking for two vehicles together with two electric car charging points. There is also a garage storage room which provides a useful storage space for bicycles and garden equipment. To the side of the property, gated access leads to the rear garden.

Garage Storage Room

7'10" x 2'0" (2.40 x 0.61)

Up and over door to the front aspect. Ceiling light.
Wall mounted Baxi combination boiler.

Rear Garden

The rear garden is a particularly attractive feature of the property, being fully enclosed to provide a safe and secure environment for children and pets. Thoughtfully landscaped, it offers a wonderful balance of space for both relaxation and entertaining, with decked and paved seating areas ideal for outdoor dining, alongside a well-maintained lawn. Gated side access enhances practicality, while the overall design ensures the garden enjoys a good degree of privacy.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band D

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

WE WON!

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

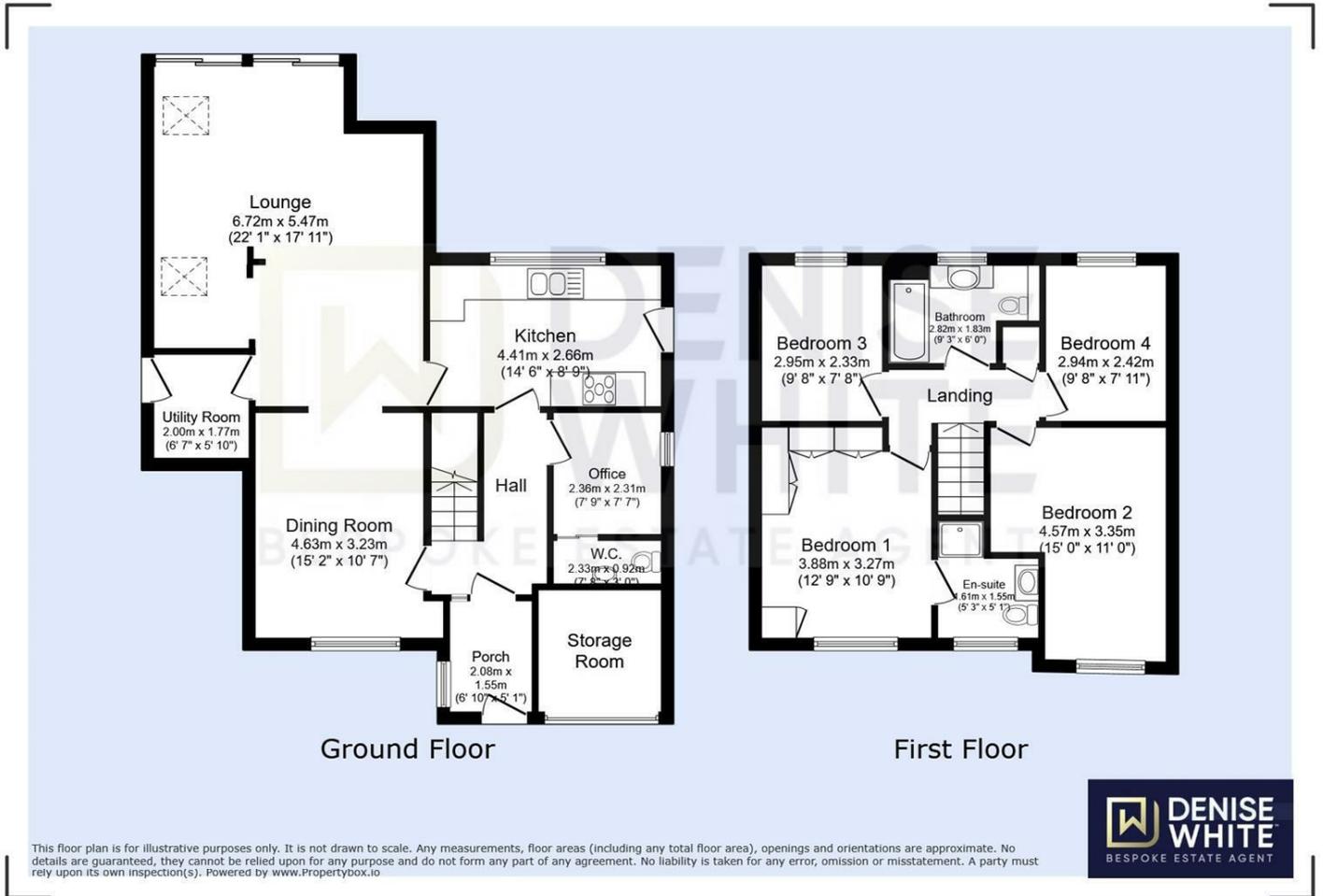
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

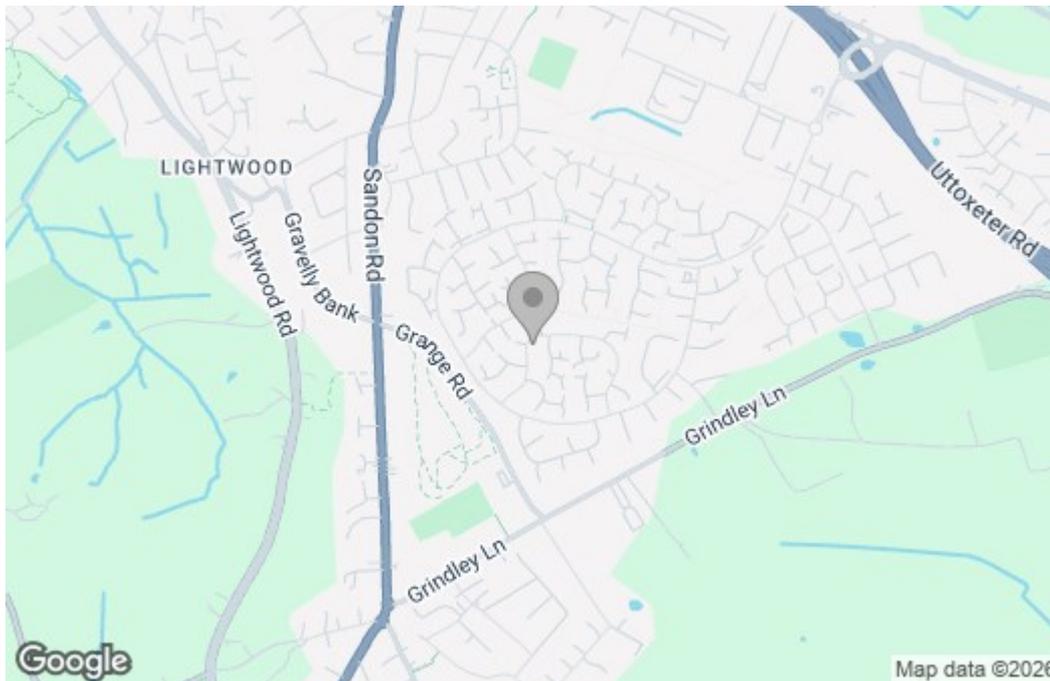
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to

complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

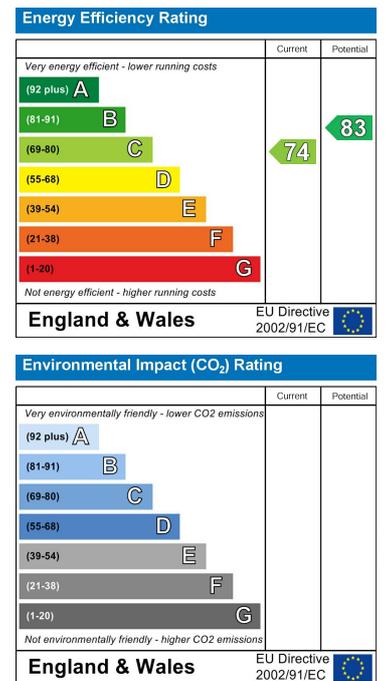
Floor Plan



Area Map



Energy Efficiency Graph



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.