

From £254,995

James Du Pavey  
INDEPENDENT ESTATE AGENTS



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## 5 REASONS WHY WE LOVE THIS HOUSE:

- 1 Fantastic features as standard such as smart technology giving you more control over your home from security to heat management and even helping you save money on your utilities
- 2 So light and airy and beautifully presented throughout - we particularly like the open plan dining kitchen - great for entertaining
- 3 Superb location situated in sought after Blythe Bridge with local shops, delicious restaurants, fantastic schooling and excellent commuter links!
- 4 Great opportunity for first time buyers, those looking to downsize or families alike. Ready to move straight in with no chain
- 5 Guest WC and the master bedroom boasts an ensuite - both a must have for todays modern living



Blythe Bridge

The Houghton, Blythe Fields, Uttoxeter Road, Staffordshire, ST11 9ND

01785 814917

stone@jamesdupavey.co.uk

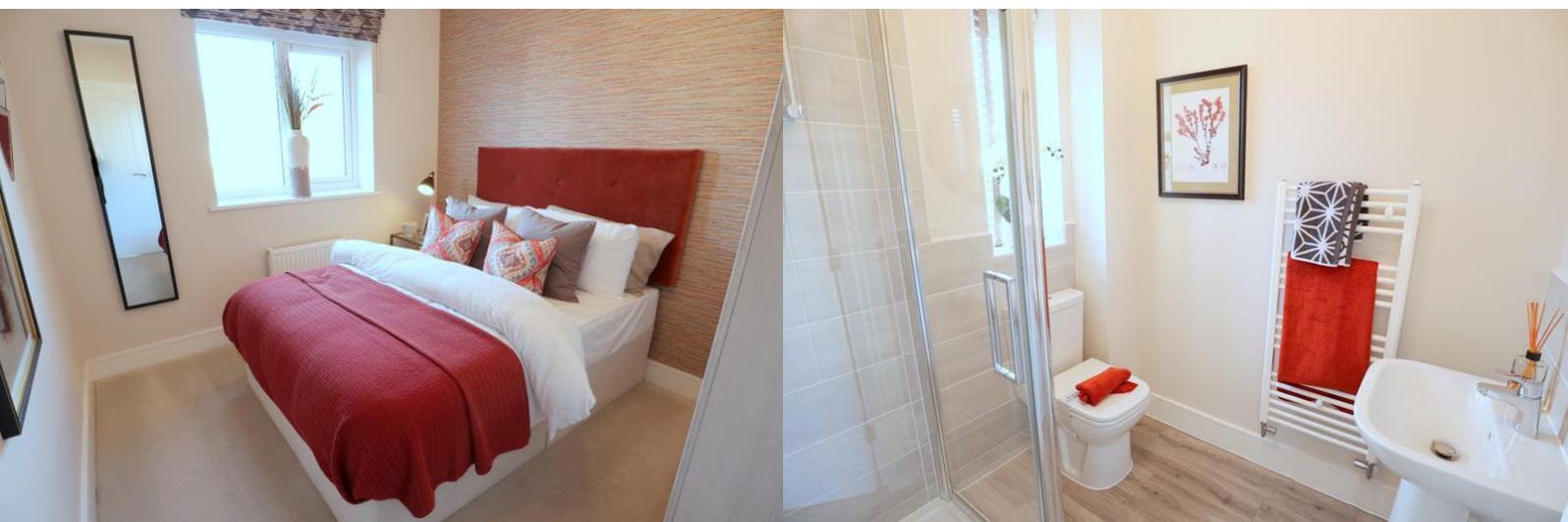


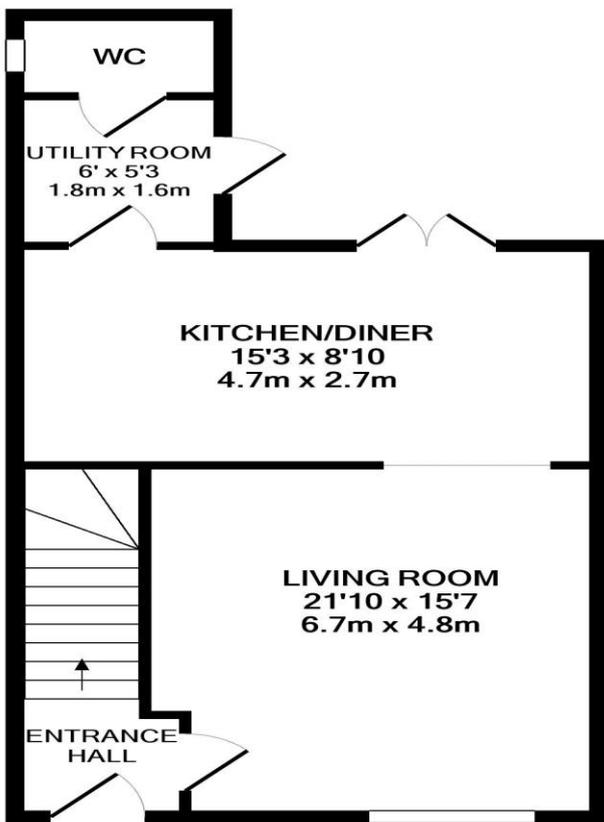
3D VIRTUAL REALITY TOUR AVAILABLE! Good House-Keeping? Grand Designs? Vogue or Gardeners Weekly? HEY! Put that literature down! Come and see the perfect home for your very own peepers! Yes here at James Du Pavey we have a special home worthy of any glossy page but within reach to the quickest house hunter! The Houghton is a three bedroom semi-detached property and is bright and airy on the ground floor with kitchen diner to the rear of the property having French doors opening out into the garden along with a separate laundry area and guest WC. To the front of the property is the bright living room. Upstairs you will find three bedrooms, two doubles and a single. The master bedroom benefits from having floor to ceiling windows to the front aspect making it naturally bright with an en suite shower room and there's the family bathroom with shower above the bath. All of this is part of a spectacular site at Blythe Bridge being developed by St Modwen Homes within easy access of commuting links along the A50 and amenities at Blythe Bridge and Stoke on Trent slightly further afield. Developing homes for the future St Modwen pride themselves in building communities to last with a range of contemporary homes finished with modern home security and heating technology as standard and a choice of finish when bought off plan. Here at Blythe Fields, there a range of offers to help you to make your dream home a St Modwen Home. \*\*\* Images used throughout these details are to be seen as example images only and have been taken from St Modwen

show homes of the same build type on other sites to show a finished product \*\*\*

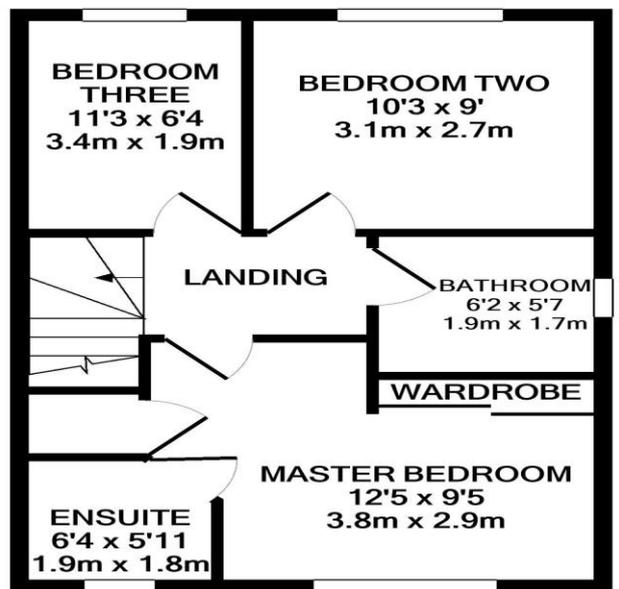
#### Directions

Leave Stoke on Trent East bound on the A50 towards Blythe Bridge. At the roundabout where the A50 meets the A521 Uttoxeter Road, take the first exit to join Uttoxeter Road. Blythe Fields will found immediatley on the Right Hand Side as identified by the St Modwen signage.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Freehold –

Council Tax Band:

Notes:

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#### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

#### Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

#### ID Checks

Please note we charge £30 inc VAT for each buyers ID Checks when purchasing a property through us.

#### Referrals

We can recommend excellent local solicitors, mortgage advice and surveyors as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £180 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of their fees. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. We receive a £70 inc VAT fee for each survey referral.

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Christchurch House Christchurch Way Stone Staffordshire ST15 8BZ  
01785 814917 | stone@jamesdupavey.co.uk | www.jamesdupavey.co.uk