

£450,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



4



3



3



5 REASONS WHY WE LOVE THIS HOUSE:

1

Spacious accommodation throughout, all rooms are bright and airy and are a great size with masses of storage in this home

2

Excellent plot with electric private gates, plenty of parking and a private rear garden with two good sized patios on opposite sides to enjoy the sun from dawn 'til dusk!

3

Boasting two ensuite bathrooms, a utility room and a guest cloakroom - all must have for today's modern living

4

The master bedroom has a walk in wardrobe and dressing area, perfect if you have a passion for clothes as well as an en-suite - just what every lady of the house desires

5

Secluded location situated in sought after Blythe Bridge yet close to local shops, delicious restaurants, fantastic schooling and excellent commuter links!



EPC:

Stoke-On-Trent
Thekli, Aynsleys Drive, Staffordshire, ST11 9HJ

01785 814917
stone@jamesdupavey.co.uk



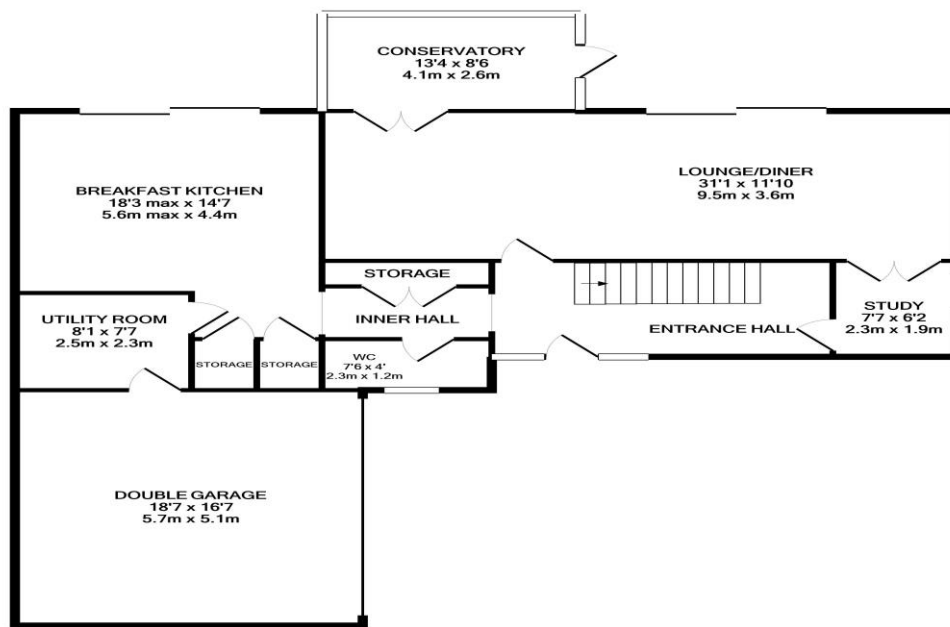
3D VIRTUAL REALITY TOUR AVAILABLE! Growing up we all had dreams, from being an astronaut to living at one of the posh houses up the road'. Here at James Du Pavey we are dream makers and we have everything you need to fulfil those starry thoughts up at Aynsleys Drive! Boasting a huge lounge diner with solid oak flooring, living flame effect fire with a stone surround patio doors leading out to the rear garden and French doors into the sunny conservatory which has ceramic tiled flooring and enjoying views of the garden with a door leading to the garden. The study also leads off the lounge diner through double doors with under floor heating, a door opens out again into the welcoming entrance hall and leads to large must have guest WC. An inner hall with large storage cupboard leads you to a stunning breakfast kitchen with an abundance of storage and space, an island unit with breakfast bar and integrated appliances including the all important wine rack. Further is a separate utility room perfect for hiding away all the laundry. Progress your dreams upstairs with bright galleried landing, with four double bedrooms, two with ensuite and a gorgeous master suite with dressing area and walk in wardrobe completed with the luxurious family bathroom with shower over the bath. I told

you dreams come true at Aynsleys Drive! Thekli comes complete with double garage with electric roller shutter door and electric private gates too, in keeping with the exclusive feel! The driveway provides parking for several vehicles while to the rear is a landscaped garden with patio seating areas perfect for Al Fresco dining and a lawn for the kids to play. The property is situated within the heart of Blythe Bridge owing to fantastic commuter links yet secluded enough to remain the apple of your eye!

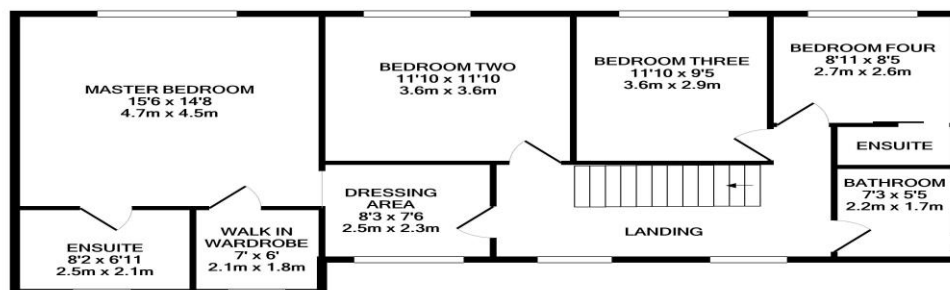
Directions

From our Stone office head south-east on Christchurch Way/A520 towards Mill Street. Continue to follow A520. Turn right onto Crown Street/A520 and continue to follow A520. At the roundabout, take the 3rd exit onto Windmill Hill/A520 then go through 1 roundabout. At the roundabout, take the 2nd exit onto Grindley Lane/B5029. Take the second exit at the following roundabout to remain on Grindley Lane/B5029. Turn left onto Aynsley's Drive where the property will be on the right-hand side.





GROUND FLOOR

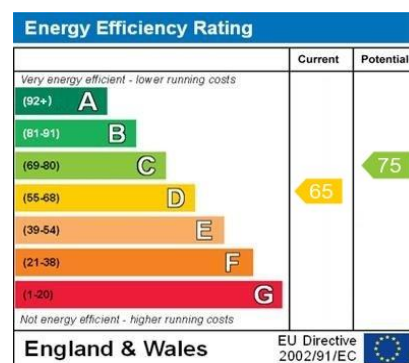


1ST FLOOR

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 a guide only.



Tenure: Freehold



WWW.EPC4U.COM

01785 814917

stone@jamesdupavey.co.uk



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.

Referrals

We can recommend excellent local solicitors and mortgage advice 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 £168 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 the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK 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.

James Du Pavey
INDEPENDENT ESTATE AGENTS

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

