



**Adams**  
Your local property experts



# Calderfield Close, Stockton Heath, WA4 6PJ

Offers Over £650,000

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- Substantial Detached Home
- Highly Sought After Location
- Excellent Corner Position
- Three Reception Rooms
- Four Bedrooms + Ensuite
- Kitchen / Breakfast Room
- Utility + Ground Floor WC
- Double Garage + Driveway
- Easy Walking Distance To Stockton Heath
- No Chain Delay





A substantial detached family home occupying a favourable corner position at the entrance to this highly sought after Stockton Heath development.

The well maintained accommodation briefly includes; entrance hall, cloaks / WC, study, lounge, dining room, kitchen / breakfast room, utility, four well proportioned bedrooms, ensuite and family bathroom. Outside there is driveway parking for two cars, a double garage and a lovely garden to the rear.

Excellent scope for extension / alteration if required (subject to the necessary consents being obtained).

Easy Walking Distance To Local Schooling & Stockton Heath village centre.



\*\*\*\*New gas fired central heating boiler fitted\*\*\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

