



## 7 Botesworth Gardens

ST6 4SA

**Offers In The Region Of £308,000**



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STEPHENSON BROWNE



Nestled in the desirable Botesworth Gardens, Stoke-On-Trent, this extended detached house offers a splendid family home with picturesque views overlooking Westport Lake. The property boasts a spacious L-shaped family, dining, and sitting room, which is perfect for both entertaining and everyday living. French doors lead seamlessly to the rear garden, allowing for an abundance of natural light and a lovely connection to the outdoors. There is also an additional, bay fronted lounge to the front aspect.

The modern fitted kitchen is equipped with a good range of wall and base units, providing ample storage and functionality. The luxury porcelain tiled flooring throughout the ground floor adds a touch of elegance and is both stylish and practical as well as a downstairs W.C.

This home features four generous bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a large fitted three-piece bathroom suite that caters to the needs of the entire family.

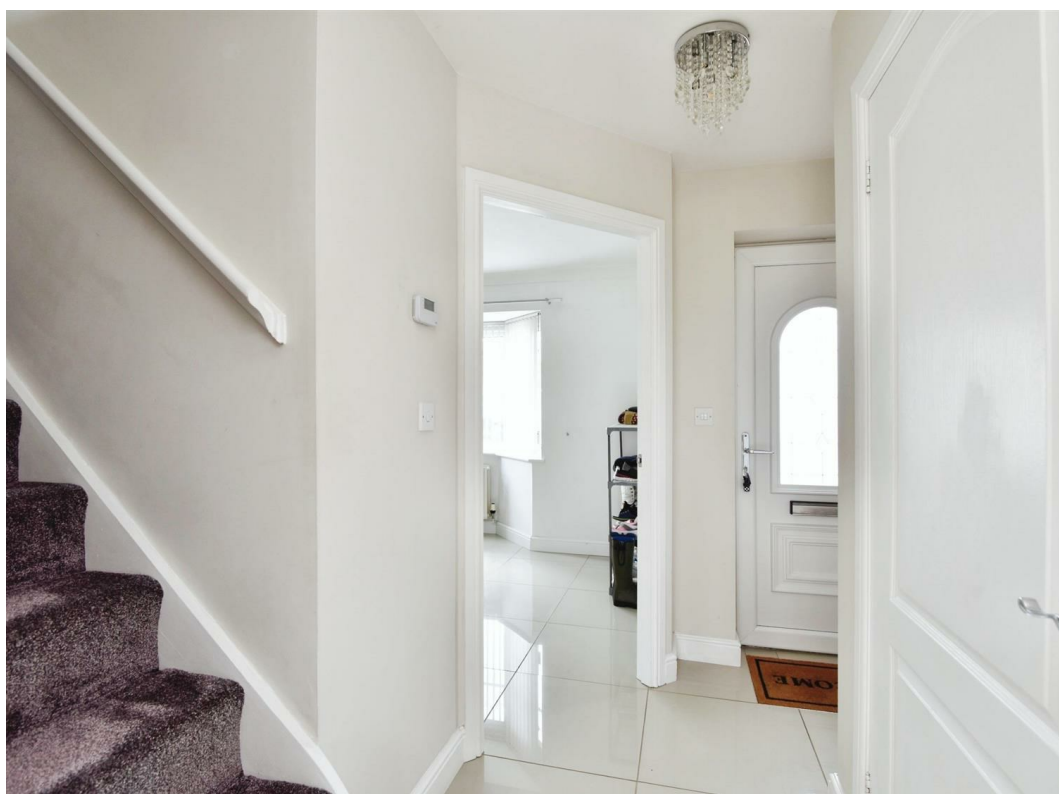
The property is extremely well presented throughout, reflecting a high standard of care and attention to detail.

Outside, the extended driveway offers ample parking space and Astro-turfed lawn to the front aspect and a large garden to the rear with feature patio area creating an inviting outdoor space, perfect for relaxation and entertaining. The property also benefits from a garage.

This exceptional home is ideal for families seeking a blend of comfort, style, and a prime location. With its impressive features and proximity to local amenities, it is a must-see for anyone looking to settle in this sought-after development.

Call Stephenson Browne to arrange your viewing appointment!

Council Borough: Stoke On Trent  
Council Tax Band: C  
Tenure: Freehold





**Ground Floor**

**Hallway**

**Downstairs WC**

**Lounge**

13'1" x 10'11"

**Family Room/Diner**

18'8" x 15'6"

**Kitchen**

14'2" x 8'10"

**Garage**

11'6" x 8'0"

**First Floor**

**Landing**

**Bedroom One**

11'1" x 11'1"

**Ensuite**

6'10" x 5'5"

**Bedroom Two**

16'7" x 8'9"

**Bedroom Three**

9'8" x 7'11"

**Bedroom Four**

7'11" x 7'11"

**Bathroom**

8'9" x 8'8"

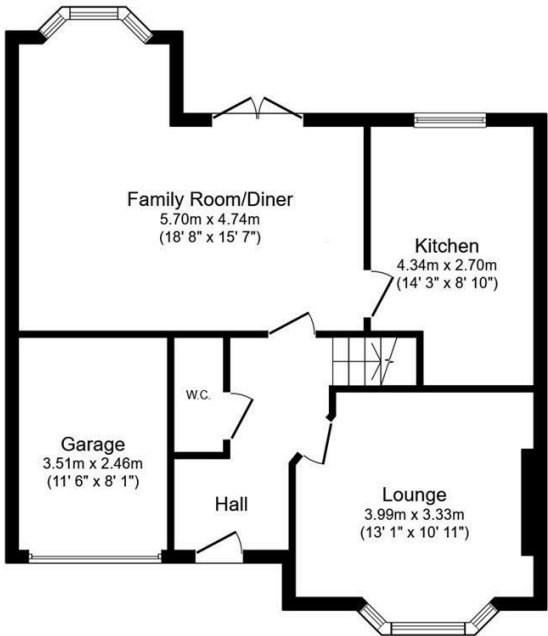




- Extended Detached Family Home
- Overlooking Westport Lake
- L Shaped Family/Dining/Sitting Room
- Seperate Bay Fronted Reception Room/ Lounge
- Fitted Kitchen
- Downstairs W.C
- Four Bedrooms with Ensuite to Master
- Large Fitted Family Bathroom Suite
- Garage & Driveway
- Large Rear Garden

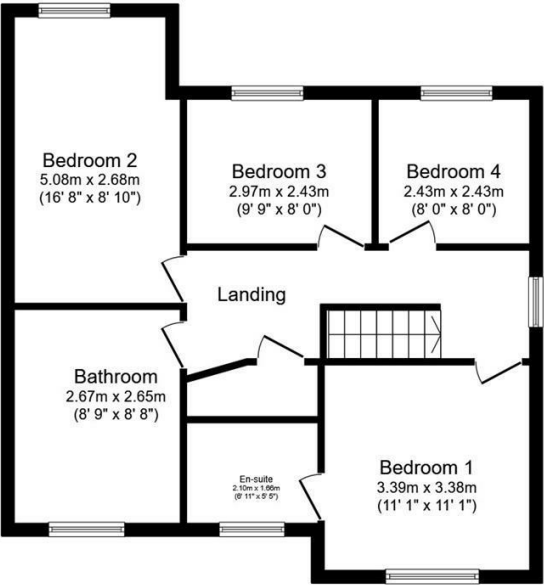


Floor Plan



Ground Floor

Floor area 67.1 m<sup>2</sup> (723 sq.ft.) approx



First Floor

Floor area 65.5 m<sup>2</sup> (705 sq.ft.) approx

Total floor area 132.6 m<sup>2</sup> (1,428 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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56 Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW  
Telephone: 01782 625734 Email: [sandbach@stephensonbrowne.co.uk](mailto:sandbach@stephensonbrowne.co.uk) Website: [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)