



Woodruff Close
Packmoor, ST7 4UL

- A DETACHED HOUSE
- FOUR BEDROOMS
- STUNNING FIELD VIEWS TO REAR
- LANDSCAPED GARDENS
- DRIVEWAY & GARAGE
- LOUNGE, UPDATED KITCHEN/DINING ROOM
- GF CLOAKS/W.C, FAMILY BATHROOM & ENSUITE
- UPVC D/G & GAS C/HEATING

£258,000





Property Description

INTRO

A stunning and well presented FOUR bedroom DETACHED HOUSE - New on the market with STUNNING OPEN FIELD VIEWS TO THE REAR! This beautiful abode is set in a hugely popular location and comprises entrance hall, ground floor cloaks/w.c, lounge, updated kitchen/dining room, with the four bedrooms, family bathroom and ensuite being on the 1st floor. Gated access to the front with a good sized driveway and front garden, an integral garage, and leading to the lovely landscaped rear garden. UPVC double glazing and gas central heating with annual service history. Don't hesitate to contact us to get your viewings booked!

DIRECTIONS

Please use postcode ST7 4UL for Sat Nav/Google Maps. Upon entering Woodruff Close, the property is situated on the left hand side, as identified by our For Sale sign.

ACCOMMODATION

ENTRANCE HALL



Front UPVC entrance door. Staircase to the first floor.
Radiator. Central heating thermostat.

CLOAKS/W.C

A low level W.C with wash hand basin. Tiled walls.
Radiator. Frosted window to the side. Alarm panel.

LOUNGE

14' 5" x 11' 1" (4.39m x 3.38m)

Window to the front, radiator. Feature gas fire with surround. Double opening doors to:

KITCHEN/ DINING ROOM

14' 5" x 8' 11" (4.39m x 2.72m)

A beautifully updated kitchen suite with defined dining area. Comprising base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Electric oven/grill with gas hob and extractor over. Space and plumbing for dishwasher. Sliding doors to the rear garden, and separate UPVC side access door. Window to the rear garden. Tiled flooring. Radiator. Splash back tiling. Spotlight track. Door to understairs pantry cupboard, currently housing the tall fridge/freezer.



FIRST FLOOR LANDING

With access to the loft via pull down ladder. Door to storage cupboard housing the Baxi Duo Tec gas combi boiler (with full service history).

BEDROOM ONE

14' 5" x 8' (4.39m x 2.44m)

Windows to the front and the rear, radiator. Coving to the ceiling. Door to:



ENSUITE

6' 2" x 5' 3" (1.88m x 1.6m)

A well presented update suite, comprising enclosed shower cubicle with mains pressured shower. Low level W.C, and wash hand basin. Vanity mirror unit. Dome light fitting. Fully tiled walls and laminate flooring. Extractor fan. Frosted window to the front.



BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m)

Window to the front, radiator. Coving to the ceiling.

BEDROOM THREE

9' 2" x 8' 9" (2.79m x 2.67m)

Window to the rear with far reaching views, radiator. Coving to the ceiling.

BEDROOM FOUR

9' 2" x 5' 4" (2.79m x 1.63m)



Window to the rear with far reaching views, radiator.
Coving to the ceiling. An ideal room for a nursery or office.

BATHROOM

5' 8" x 5' 6" (1.73m x 1.68 m)

Comprising a panelled bath, low level W.C and wash hand basin. Frosted window to the side. Coving to the ceiling. Chrome towel radiator. Tiled walls.

EXTERNALLY

FRONT GARDEN/ DRIVEWAY

With a gated access, the front features a newly updated resin driveway with space for several vehicles. A nicely presented landscaped front garden with shrub borders, with through access to the rear from both sides of the property. Enclosed with fencing.

INTEGRAL GARAGE

18' 8" x 8' 2" (5.69m x 2.49 m)

With up and over door, and power and lighting. UPVC rear access door. Space and plumbing for a washing machine.

REAR GARDEN

A beautifully presented landscaped rear garden, with newly updated resin groundwork. Enclosed by fencing and featuring pleasant shrub borders, with the open country side being behind. Feature pond. Updated fascias and soffits on the property.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company





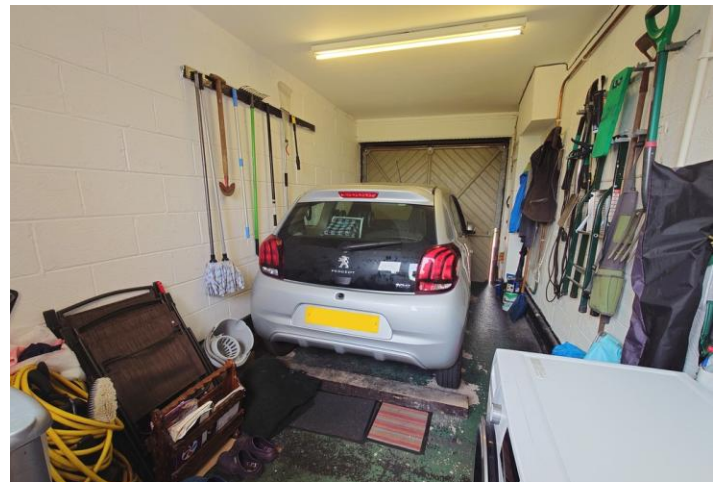
Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Stoke-on-Trent City Council.

COUNCIL TAX BAND D

EPC RATING (PDF available online)
Current: Potential: (TO FOLLOW)









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 and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements