



**William Coltman Way, Swallows Rise, ST6**

**£280,000**



**Freehold | EPC rating: C**

- No chain sale
- Partial new carpets
- Master with ensuite shower room
- New Kitchen, Boiler, Windows and Front door
- Garage & driveway parking
- Enclosed garden

**BELVOIR!**

Property is personal

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## Description

**\*\*NO CHAIN SALE\*\*** A Fabulous MODERN 4 BEDROOM DETACHED home. A modern home with a new kitchen, new boiler, new windows, a new front door and some new carpets. Enjoy a MASTER BEDROOM with ENSUITE SHOWER ROOM as well as the space this home offers. With GARAGE and DRIVEWAY PARKING too. Children can play safely in the ENCLOSED PRIVATE GARDEN.

Gas central heating and double glazed windows throughout.

See our 360 degree virtual tour and call for a face to face viewing.

Tenure: Freehold. Council Tax Band D (Stoke on Trent City Council). EPC Rating: C

7 Primary schools within 1 mile, the Haywood Hospital is around a mile away, and Tunstall's Alexandra retail park and Wolstanton retail park are both within easy access, along with the A500 as it the M6.

## Photographs



## Rooms

The property comprises of:

### **ENTRANCE HALL 4.95m x 0.97m (16'3" x 3'2")**

Enter into your family home from the front door from the driveway. The hallway provides access to the WC, both reception rooms, kitchen and the stairs to the first floor. You will find an under stairs area perfect for a shoe cupboard or two.

### **GROUND FLOOR WC 1.66m x 0.81m (5'5" x 2'7")**

A great addition to any family home is an extra toilet. This is fitted with a white toilet and pedestal wash hand basin.

### **RECEPTION ROOM 1 3.65m x 4.41m (11'11" x 14'5")**

This spacious bright room has a focal point of a fireplace and offers ample space for all your family seating and media needs. The room benefits from double patio doors to the rear garden so easy to let plenty of fresh air in on a summer's evening, or for the adults to watch the kids playing in the garden.

### **KITCHEN 4.77m x 2.39m (15'7" x 7'10")**

WOW! Beautiful modern monochrome kitchen with grey gloss soft close wall and base units with white work surfaces and walls. Laminate flooring makes it easy to brush up any crumbs. You will find 3 under counter spaces for appliances and an integrated double electric oven and a gas hob with extractor above. There's even a glass door display unit too. Lots of storage space with lots of work surface so whether cooking the family evening meal or baking with the kids, there's space a plenty. There is also an exterior door to the side of the property.

### **RECEPTION ROOM 2 3.91m x 2.42m (12'9" x 7'11")**

This second room is great as an overspill family room, or maybe it could be set as a dining room for family meals and entertaining. It could even be used as the kids play room so the main reception room is toy free or even a study/home office. Plenty of scope for the use of this room.

### **STAIRS and LANDING**

The stairs are fully carpeted and this leads around onto the landing which gives access to all four bedrooms and the family bathroom. There is also a store cupboard to one end that houses the gas combi boiler for the property.

### **MASTER BEDROOM 4.30m x 3.41m (14'1" x 11'2")**

This spacious room to the front of the property is the perfect setting for your inner sanctum after a busy day. It benefits from two fitted wardrobes and an ensuite but still has plenty of space for your bed and any other furniture you require.

### **ENSUITE SHOWER ROOM 1.65m x 1.64m (5'5" x 5'4")**

This is fitted with a white toilet and pedestal wash hand basin and a corner shower cubicle. Perfect as you can avoid the bath toys and interruptions from the family bathroom, whilst enjoying your private, peaceful shower.

### **BEDROOM 2 3.47m x 2.51 (11'4" x 8'2")**

This is another double room to the front of the property. This room also benefits from a built in wardrobe and would fit a double bed or singles for the kids. Maybe you could even make it a guest room.

### **BEDROOM 3 3.77m x 2.49m (12'4" x 8'2")**

This is a double bedroom to the rear of the property. Another double room with an alcove prefect for a wardrobe. Great size room for the kids or guests.

### **BEDROOM 4 2.76m x 2.20m (9'0" x 7'2")**

This is a single and the smallest bedroom but would be ideal as a nursery or toddler room. If not needed as a bedroom, it would make a great dressing room or games/hobby room maybe.

### **BATHROOM 2.54m x 2.16m (8'3" x 7'0")**

This family bathroom is fitted with a white 3 piece suite comprising of toilet, wash hand basing and bath. The bath has a hand held shower attachment, perfect for hair washing. The bathroom also benefits from a separate shower cubicle too. Bubble bath fun, a relaxing soak in the tub or a refreshing shower is the choice to make.

### **EXTERIOR**

The property is accessed off the main William Coltman Way down a side road which leads to access to the garage and front of the property. There is a side lawn area with corner established shrub and paved path to the side of the property where you will find a gate to the rear garden. The rear has a fully enclosed garden. You will find a gravel area with 2 screened storage areas, a patio area with furniture and a large lawn with a further gravel area to the top of the garden. The garden has been set so that you can enjoy the sunshine and have colour within pots, so relatively low maintenance with just a lawn to be mown.

### **PARKING**

Parking for several vehicles in the garage or the driveway.

Mobile coverage by Three, Vodafone, EE, O2, Broadband Networks in the area - Open Reach, VX Fiber  
Highest available Download Speed - Standard 2Mbps, Superfast 30Mbps, Ultrafast 1800Mbps  
Highest available upload Speed - Standard 0.3Mbps, Superfast 6Mbps, Ultrafast 800Mbps

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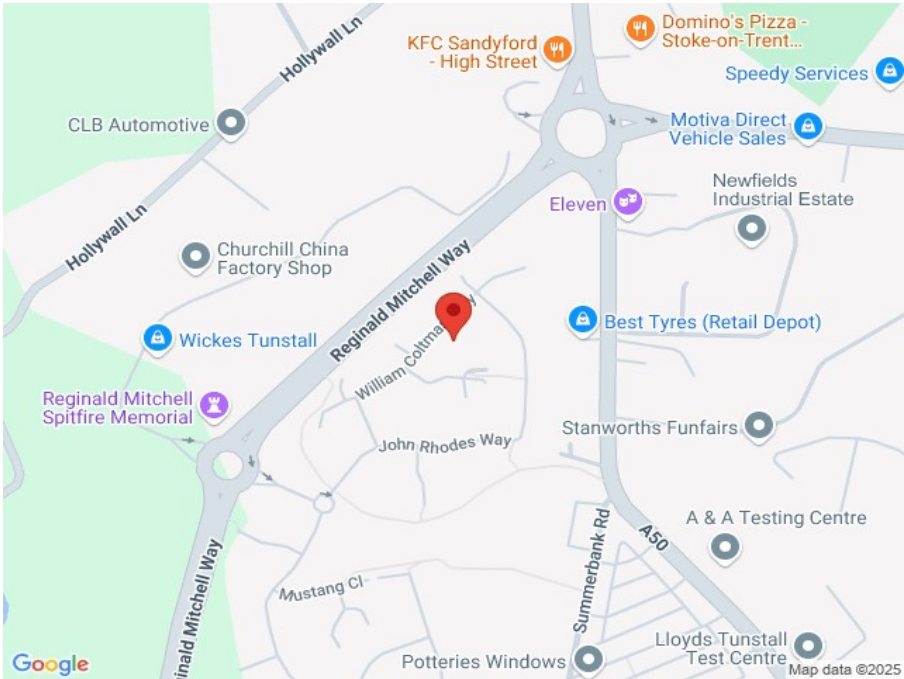
## More photographs



Floorplan



Map



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