



39 Campian Way

Norton Heights, Stoke-On-Trent, ST6 8FA

It's all for you, if you really want it! It's all for you, if you say you need it! It's all for you, if you gotta have it! It's all for you if you make a move.....It's all for you! You will want it all over and over again once you clasp eyes on this immaculately spacious detached property on the ever so popular Norton Heights development. Nestled away at edge of the development this private plot sits proudly with ample off road parking and a double detached garage. The properties accommodation comprises a spacious lounge, modern fitted kitchen, dining room, utility room, cloakroom, three bedrooms, family bathroom and En-Suite to the master bedroom. Externally the property benefits from a sizeable driveway and double detached garage. The rear garden is fully enclosed with a lawned area with a paved patio seating area. Located on the popular Norton Heights development close to local amenities, schooling and canal towpaths. Why have a bit when I can give it you all! Call to book a viewing today.

£265,000

39 Campian Way

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- BEAUTIFULLY POSITIONED DOWN A PRIVATE DRIVEWAY
- DINING ROOM & FITTED KITCHEN
- FAMILY BATHROOM PLUS EN-SUITE
- POPULAR DEVELOPMENT
- OCCUPYING A SIZEABLE PLOT
- UTILITY ROOM & CLOAKROOM
- AMPLE OFF ROAD PARKING & DOUBLE DETACHED GARAGE
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- FULLY ENCLOSED LAWNED REAR GARDEN

GROUND FLOOR

Entrance Hall

8'3" x 6'1" (2.53 x 1.87)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Cloakroom

5'8" x 2'11" (1.74 x 0.90)

Low level W.C and wash hand basin with tiled splashback. Radiator.

Lounge

17'11" x 10'3" (5.47 x 3.14)

A double glazed bay window overlooks the front aspect with double glazed patio doors leading out to the rear aspect. Fireplace housing gas fire. Television and telephone points and two radiators.

Dining Room

9'8" x 9'3" (2.97 x 2.84)

A double glazed bay window overlooks the front aspect. Radiator.

Kitchen

9'8" x 7'7" (2.96 x 2.33)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob and

cooker hood above. Integrated fridge and dishwasher. Ceiling spotlights and radiator.

Utility Room

6'1" x 5'8" (1.87 x 1.73)

A double glazed access door leads out onto the rear garden. Fitted with work surface areas and inset stainless steel sink unit and side drainer. Partly tiled and wall mounted central heating boiler. Integrated freezer and space and plumbing for washing machine. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the rear aspect. Storage cupboard and loft access hatch. Radiator.

Bedroom One

10'7" x 10'5" (3.23 x 3.18)

A double glazed window overlooks the rear aspect. Fitted with two double wardrobes. Television point and radiator.

En-Suite

10'8" x 3'0" (3.26 x 0.93)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit with low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

Bedroom Two

6'6";295'3" x 8'10" (2.90 x 2.70)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

10'1" x 6'7" (3.09 x 2.02)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'5" x 5'6" (2.57 x 1.70)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls, extractor fan and shaver point. Radiator.

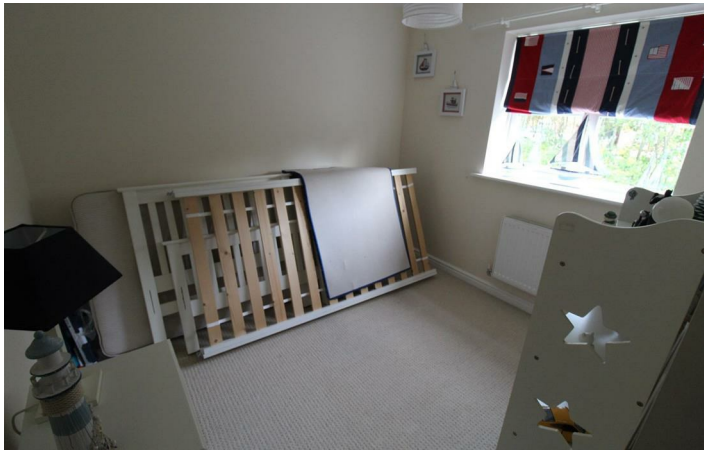
EXTERIOR

To the front the property has an extremely large tarmac driveway leading to a double detached garage. To the rear the garden is fully enclosed by panelled fencing with a side access gate. The garden is laid mainly to lawn with a paved patio seating area and flower bed borders.

Double Garage

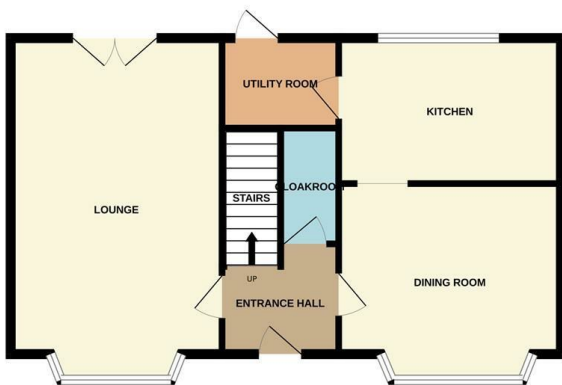
16'11" x 16'9" (5.18 x 5.11)

A double garage with up and over doors and power and lighting.

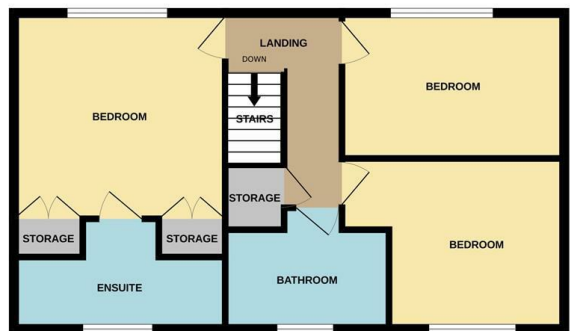


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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