



## 27 Chillington Way

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

We know house hunting is a stressful process, endless hours on Rightmove, booking viewings etc. Well our motto is less stress, more CHILL!! And its time to CHILL as I have the perfect family home for you which is move in ready. CHILLington Way is a detached property with space in abundance, located on the popular Norton Heights development. The accommodation on offer comprises a large lounge, modern fitted kitchen/diner with island, study and cloakroom. Four bedrooms, master with en-suite and a family bathroom. Externally, the property benefits from a private driveway leading to a detached garage. To the rear, the garden is fully enclosed with laid to lawn, raised decked seating area and paved patio. Close to local amenities, schooling and canal towpaths. So CHILL out! and call today to book a viewing.

**Offers in excess of £290,000**

# 27 Chillington Way

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



- SPACIOUS DETACHED PROPERTY
- RENOVATED MODERN KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING A MUST
- TWO RECEPTION ROOMS
- FOUR GOOD SIZED BEDROOMS
- DRIVEWAY AND DETACHED GARAGE
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MASTER
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

6'8" x 12'10" (2.04 x 3.93)

UPVC double glazed door to the front aspect. Door to storage, radiator and stairs to first floor.

### Cloakroom

4'10" x 4'4" (1.48 x 1.33)

A double glazed window overlooks the side aspect. Fitted suite comprising of low level W.C, wash hand basin and vanity unit with tiled splashback. Radiator

### Lounge

15'8" x 9'11" (4.80 x 3.03)

A double glazed window overlooks the front aspect, and double glazed French patio doors lead out to the rear. Electric mounted fireplace and radiator.

### Study/Playroom

10'7" x 9'0" (3.25 x 2.75)

Double glazed windows overlook the front and side aspect. Radiator.

### Kitchen

16'2" x 13'1" (4.94 x 4.00)

Two double glazed windows to the side and front aspect, coupled with French patio doors leading to the rear. Fitted with a range of wall and base storage units with inset sink unit and side drainer. Coordinating work surface areas with central kitchen island. Integrated appliances include microwave, electric oven, induction hob with extractor fan, dishwasher and fridge/freezer. Space and plumbing for washing machine. Cupboard housing central heating boiler and door to under-stair storage cupboard. Radiator

## FIRST FLOOR

### First Floor Landing

8'11" x 4'7" (2.72 x 1.42)

Stairs from the ground floor. Double glazed window overlooks the rear aspect, Loft storage hatch.

### Bedroom One

15'9" x 8'3" (4.81 x 2.53)

A double glazed window to the side and front. Radiator

### En-suite

6'8" (into shower) x 4'1" (2.04 (into shower) x 1.26)

A double glazed window to the side aspect. A fitted suite comprising of shower cubicle, low level W.C with vanity unit. Partly tiled and radiator.

### Bedroom Two

12'11" x 10'11" (into door recess)  
(3.94 x 3.33 (into door recess))

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

10'11" (into door recess) x 10'0"  
(3.34 (into door recess) x 3.05)

A double glazed window overlooks the front aspect. Fitted wardrobe. Airing cupboard housing hot water tank. Radiator.

### Bedroom Four

7'1" x 6'4" (2.18 x 1.94)

A double glazed window overlooks the rear aspect. Radiator.

## Bathroom

6'8" x 5'6" (2.04 x 1.69)

A fitted suite comprising of bath, low level W.C with wash hand basin and vanity unit. Radiator and partly tiled walls.

## EXTERIOR

To the front, the property has a tarmac driveway leading to a 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, raised flowerbed and separate patio with decking.

## Garage

17'1" x 8'7" (5.22 x 2.63)

Up and over door to the front.



