

## 26 Chillington Way

Norton Heights Stoke-On-Trent, ST6 8GA

A house to be admired, a haven to be desired and a home to be loved! Stunning in style, spacious in size and grand in kerb appeal. This superb, detached residence on the popular Norton Heights development is ready for a new owner. The perfect family home, with space in abundance! The accommodation on offer comprises of; a large lounge, modern fitted kitchen/diner and cloakroom complete the ground floor. To the first floor, you will find a generous landing area with access to three double bedrooms, a further good sized bedroom and family bathroom. The master bedroom comes complete with fitted wardrobes and en suite. Externally, the property has a side driveway leading to a detached garage through double gates. To the rear you will find a fully enclosed garden, with a generous patio and artificial grass. What's not to love! Located in the popular area of Norton Heights, close to local amenities, excellent schooling and canal towpaths. It's one to be adored, one not to be missed and one you need to make yours! Call today to book a viewing.

**Offers in excess of £275,000**

# 26 Chillington Way

## Norton Heights, Stoke-On-Trent, ST6 8GA



- STUNNING DETACHED PROPERTY
- MODERN FITTED KITCHEN/DINER
- SEPARATE FAMILY BATHROOM
- BEAUTIFUL REAR GARDEN & PATIO
- GENEROUS ROOM SIZES
- FOUR FANTASTIC SIZED BEDROOMS
- OFF ROAD PARKING
- LARGE LOUNGE
- EN SUITE TO MASTER BEDROOM
- DETACHED GARAGE

### GROUND FLOOR

#### Entrance Hall

17'9" x 6'9" (5.42 x 2.08)

A double glazed door to the front aspect, couple with a double glazed window either side. A double glazed door leads to side car port. Radiator, under stair storage and laminate flooring. Stairs to the first floor.

#### Cloakroom

5'3" x 3'1" (1.61 x 0.95)

A double glazed window to the side aspect. Fitted with Low level W.C and wash hand basin. Partly tiles walls and radiator.

#### Lounge

17'7" x 11'6" (5.36 x 3.52)

Double glazed patio doors lead out to the rear garden, coupled with double glazed windows either side and a further double glazed window overlooks the side aspect. Radiator and TV point.

#### Kitchen/Diner

16'7" x 10'2" (5.08 x 3.10)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset sink unit and drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with extractor fan above. Space and plumbing for washing machine, dishwasher and freestanding fridge/freezer. Ample space for dining table and chairs. Radiator.

### FIRST FLOOR

#### First Floor Landing

12'1" x 10'7" (3.69 x 3.23)

A double glazed window overlooks the rear aspect. Stairs from the ground floor. Two storage cupboards, one housing combi boiler. Loft access hatch and radiator.

#### Bedroom One

15'8" x 9'7" (4.78 x 2.936)

A double glazed window overlooks the rear aspect. Built in triple wardrobe, radiator and TV point.

#### En suite

4'7" x 4'5" (1.41 x 1.35)

A double glazed window over looks the side aspect. Fitted suite comprising of a double shower cubicle, low level W.C and wash hand basin. Radiator, extractor fan and partly tiled walls.

#### Bedroom Two

12'1" x 10'7" (3.70 x 3.24)

A double glazed window overlooks the front aspect. Built in wardrobe, radiator and TV point.

#### Bedroom Three

12'1" x 10'11" (3.69 x 3.33)

A double glazed window overlooks the front aspect. Built in wardrobe, radiator and TV point.

#### Bedroom Four

7'5" x 6'11" (2.27 x 2.12)

A double glazed window overlooks the rear aspect. Radiator

### Bathroom

6'11" x 6'3" (2.11 x 1.93)

A double glazed window over looks the front aspect. Fitted suite comprising of a bath, low level W.C and wash hand basin. Radiator, extractor fan and partly tiled walls.

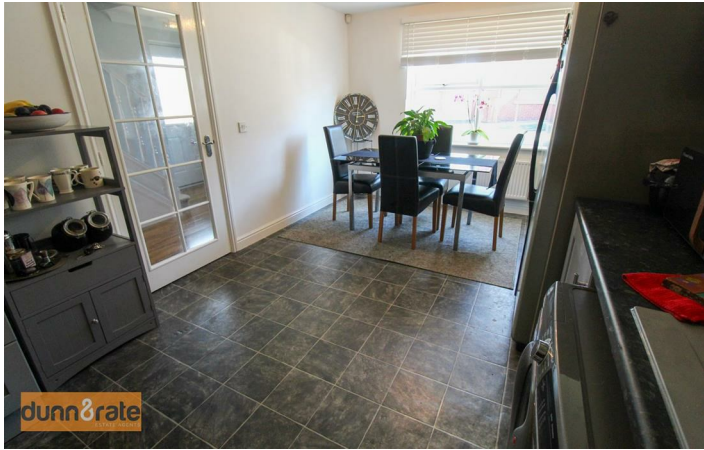
### EXTERIOR

The side of the property has a tarmac paved driveway with double gates, that lead down to a detached garage. The rear garden is fully enclosed and laid with artificial grass, with paved patio areas and mature trees. Shed.

### Garage

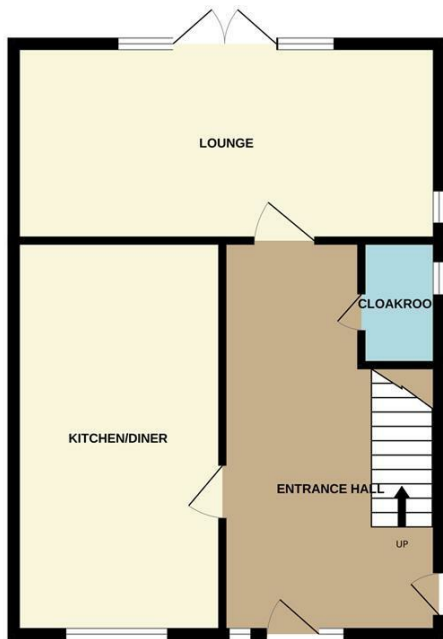
17'0" x 8'10" (5.19 x 2.70)

Up and over door, fitted with lighting and power.

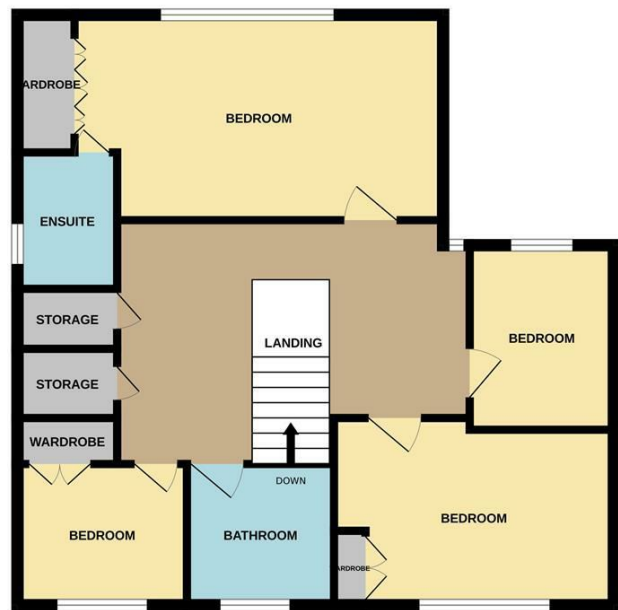


# Floor Plan

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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