

## 27 Hayeswood Grove Norton Heights, Stoke-on-Trent, ST6 8GG

Reach new HEIGHTS, with this stunning three storey town house on the popular Norton HEIGHTS estate. Beautifully presented throughout this deceptively spacious property is the perfect family home. Boasting a large lounge/diner, modern fitted kitchen, snug/office/playroom and utility room, four bedrooms, contemporary family bathroom and en-suite to the master bedroom. Externally there is a landscaped rear garden with Indian stone patio areas and artificial lawn with raised sleeper bed borders and to the front there is a tarmac driveway with ample off road parking. Located on the popular Norton Heights development, close to local amenities, excellent schooling and canal towpaths. So challenge yourself to face new heights and reach the limit, book a viewing today before it's too late.

**£260,000**

# 27 Hayeswood Grove

## Norton Heights, Stoke-on-Trent, ST6 8GG



- STUNNING END TOWN HOUSE
- BEAUTIFUL SPACIOUS LOUNGE WITH BALCONY
- MODERN FITTED BREAKFAST KITCHEN
- FOUR GOOD SIZED BEDROOMS & SNUG/OFFICE/PLAYROOM
- MASTER BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- UTILITY ROOM & CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- AMPLE OFF ROAD PARKING
- DESIRABLE LOCATION, VIEWING IS A MUST!

### GROUND FLOOR

#### Entrance Hall

16'4" x 7'1" (4.99 x 2.18)

A door to the front aspect. Radiator and door to under stair storage cupboard. Stairs to the first floor. Laminate flooring.

#### Cloakroom

6'5" x 3'1" (1.96 x 0.94)

Fitted with a suite comprising low level W.C, vanity wash hand basin with mixer tap. Radiator.

#### Utility Room

7'7" x 6'5" (2.33 x 1.96)

Door to the rear aspect. Fitted with wall and base units, with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Plumbing for a washing machine and space for a tumble dryer. Worcester boiler and radiator.

#### Bedroom Four

17'2" x 8'3" (5.24 x 2.53)

A double glazed window to the front aspect. Radiator.

#### Snug/Office/Playroom/Bedroom Five

11'9" x 8'7" (3.60 x 2.64)

Double glazed patio doors to the rear aspect. Radiator and laminate flooring.

### FIRST FLOOR

#### Landing

8'9" x 7'1" (2.69 x 2.18)

Stairs from the ground floor and stairs leading to the second floor. Radiator.

#### Lounge

17'2" x 16'2" (5.24 x 4.93)

A double glazed window to the front aspect and double glazed patio doors to the front aspect leading to balcony. Electric fireplace and two radiators. Television point.

#### Kitchen/ Diner

16'1" x 10'11" (4.92 x 3.33)

Two double glazed windows to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven, induction hob and cooker hood above. Dishwasher and fridge/freezer. Radiator and laminate flooring.

### SECOND FLOOR

#### Landing

9'4" x 8'10" (2.86 x 2.71)

Stairs from the ground floor. Airing cupboard, loft access and radiator.

#### Bedroom One

11'5" x 11'4" (3.48 x 3.46)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

#### En Suite

9'6" x 5'2" (2.90 x 1.60)

A double glazed window to the front aspect. Fitted with a suite comprising double shower cubicle with waterfall shower over head. Vanity wash hand basin with mixer tap and low level W.C.

Porcelain tiled walls and vinyl flooring.

Radiator and ceiling spotlights.

#### Bedroom Two

11'9" x 8'7" (3.60 x 2.64)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

#### Bedroom Three

7'9" x 7'3" (2.38 x 2.22)

A double glazed window to the rear aspect. Radiator.

#### Family Bathroom

6'9" x 6'4" (2.07 x 1.94)

Fitted with a suite comprising bath with shower head, wash hand basin and low level W.C, partly tiled walls and ceiling spotlights. Radiator and vinyl flooring.

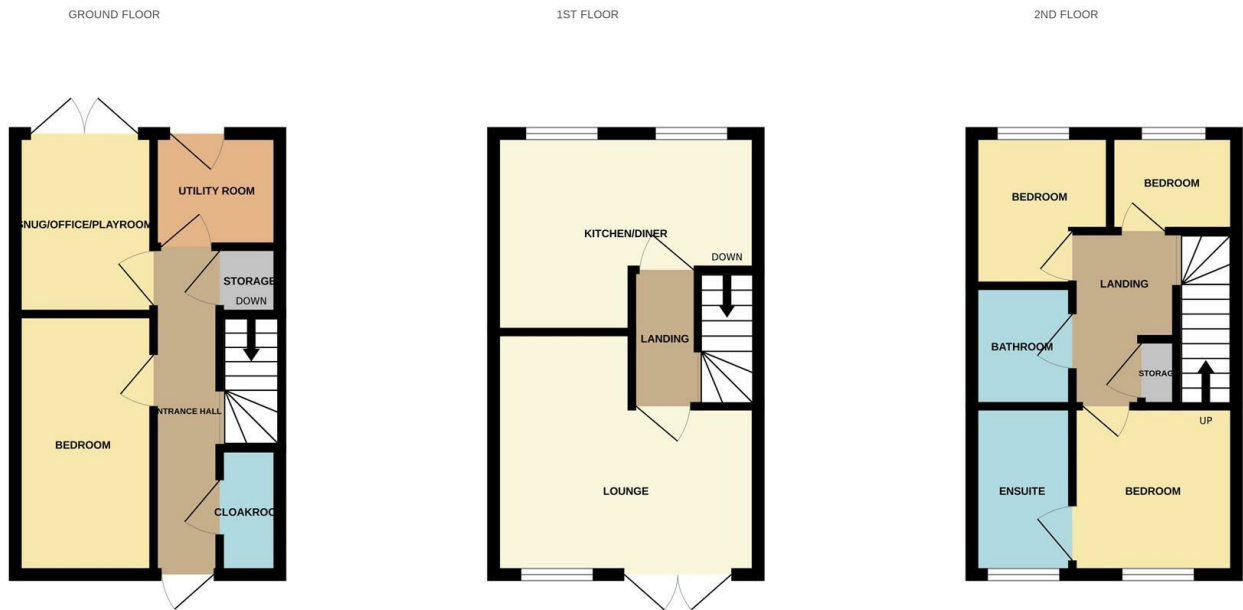
### EXTERIOR

There is ample off road parking to the front of the property, the rear is a fully enclosed well maintained garden with artificial lawn, decking and Indian stone patio. Shrub borders.





# Floor Plan



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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	