



## 38 Chesterwood Road

### Acreswood, Stoke-On-Trent, ST6 7EL

Welcome to our neck of the WOODS and we invite you to make yourself at home in this beautifully presented, DETACHED, three-bedroom property on ChesterWOOD Road! The property is very well maintained throughout, and the accommodation comprises of a large lounge, playroom/study, conservatory, modern fitted kitchen, three bedrooms and a family bathroom. Externally, the property benefits from ample off-road parking, leading down the side of the property to the car port, which leads on to the workshop. To the rear, the garden is laid to lawn with a paved patio sitting area with flower bed borders and mature trees. Located in the popular area of Acreswood, close to local amenities, schooling, and the Haywood hospital. It's so good to be home... could this be your next HOME SWEET HOME! Call us today to book a viewing.

**Offers in excess of £210,000**

# 38 Chesterwood Road

Acreswood, Stoke-On-Trent, ST6 7EL



- IMMACULATE DETACHED PROPERTY
- OFFICE/STUDY & CONSERVATORY
- OFF ROAD PARKING & CARPORT
- LARGE LOUNGE
- THREE BEDROOMS WITH FITTED WARDROBES
- LAWNED REAR GARDEN & WORKSHOP
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- POPULAR LOCATION

## GROUND FLOOR

### Entrance Hall

4'0" x 3'6" (1.23 x 1.08)

A double glazed composite front door to the front aspect and a double glazed leaded window to the side aspect. Tiled flooring.

### Lounge

15'0" x 14'11" (4.58 x 4.57)

A double glazed bay window overlooks the front aspect. Gas fireplace, TV point, radiator and under-stair storage.

### Inner Hall

Stairs to the first floor.

### Study/Playroom

8'11" x 6'11" (2.72 x 2.13)

Open plan, with decorative archway leading into the conservatory. Telephone point.

### Kitchen

9'0" x 7'6" (2.75 x 2.30)

A double glazed door to the side aspect. Decorative open-plan archway leading into the conservatory. Fitted with a range of wall and base storage units with asterite sink and side drainer. Coordinating work surface areas with partly tiled walls and fully tiled floors. Integrated appliances include; electric oven with gas hob and cooker hood above and fridge.

Plumbing for washing machine, vertical radiator and wall mounted boiler.

### Conservatory

11'6" x 8'11" (3.51 x 2.73)

Of UPVC construction with brick base. Double glazed windows to the side and front aspect with half glazed UPVC side entrance door leading to the gardens and workshop. Radiator and TV point.

## FIRST FLOOR

### First Floor Landing

A double glazed window overlooks the side aspect.

### Bedroom One

13'6" x 12'2" (4.13 x 3.72)

A double glazed window overlooks the front aspect. Fitted wardrobes with co-ordinated drawers and dressing table, radiator, TV point and loft access hatch.

### Bedroom Two

12'4" x 10'8" (3.78 x 3.27)

A double glazed window overlooks the rear aspect. Fitted wardrobes with co-ordinated dressing table. Radiator and airing cupboard housing hot water cylinder.

### Bedroom Three

8'10" x 5'10" (2.71 x 1.80)

A double glazed window overlooks the front aspect. Fitted wardrobes with co-ordinated drawers. Radiator.

## Bathroom

6'2" x 6'1" (1.90 x 1.87)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising of a corner shower cubicle, with low level W.C and vanity unit. Fully tiled walls. Vertical towel radiator and ceiling spot lights.

## EXTERIOR

To the front, the garden is laid to lawn with a driveway to the side and a car port. To the rear, there are surrounding gardens laid to lawn with flower bed border, mature trees and a paved patio seating area.

## Workshop/Storage

14'0" x 9'8" (4.28 x 2.95)

Double glazed windows to the rear and side aspect and access door to the front. Power and lighting.





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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