











# 11 Clifford Avenue Norton Green, Stoke-On-Trent, ST6 8NN

The top of the CLIFF, always has the best view. This property on CLIFFord Avenue definitely does not disappoint. Nestled away down a quiet cul-de-sac in the desirable area of Norton Green you will find this stunning detached family home with beautiful views and adjoining fields. The accommodation on offer comprises lounge, modern fitted kitchen, sunroom and cloakroom to the ground floor. The first floor has three bedrooms and a contemporary bathroom suite. Externally the property has ample off road parking, garage, basement and a large quaint garden with beautiful views. Located in Norton green close to amenities and schooling. It's time to admire the view and call us to book a viewing.

# Offers in the region of £310,000

## 11 Clifford Avenue Norton Green, Stoke-On-Trent, ST6 8NN



- WELL PRESENTED DETACHED
  LOUNGE, MODERN FITTED **PROPERTY IN A BEAUTIFUL** LOCATION
- THREE BEDROOMS
- LARGE REAR GARDEN AND **TWO DRIVEWAYS**

## **GROUND FLOOR**

## Entrance Hall

4'10" × 4'1" (1.48 × 1.26) A UPVC door to the front aspect. Radiator and stairs to the first floor.

## Lounge

13'7" × 13'5" (4.16 × 4.10) UPVC bay windows and UPVC windows to the side aspect. Multi fuel burner and radiator. Telephone point.

## **Kitchen**

17'3" x 8'1" (5.26 x 2.48) UPVC window to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas. Integrated appliances include electric oven and gas hob with hood above. Under counter fridge and freezer. Plumbing for a washing machine and vertical radiator. Ceiling spotlights and laminate flooring. Door to under stair storage cupboard.

## Sunroom

12'10" × 10'4" (3.92 × 3.16) A UPVC door to the rear aspect and UPVC windows to the rear aspect. Radiator and ceiling spotlights. Laminate flooring.

- KITCHEN AND SUNROOM
- GARAGE AND BASEMENT
- SEMI RURAL LOCATION . VIEWING IS A MUST

## Cloakroom

4'0" × 2'7" (1.23 × 0.81) A UPVC window to the rear aspect. Low level WC and wash hand basin. Radiator.

## **FIRST FLOOR**

#### Landing

9'8" x 6'0" (2.95 x 1.84) A UPVC window to the side aspect. Stairs from the ground floor and loft hatch access. Door to storage cupboard.

#### **Bedroom One**

13<sup>'</sup>7<sup>"</sup> × 10<sup>'</sup>3<sup>"</sup> (4.15 × 3.13) UPVC window to the front aspect. Radiator.

## **Bedroom Two**

10'1" x 8'2" (3.08 x 2.50) A UPVC window to the rear aspect. Radiator.

## **Bedroom Three**

6'7" x 6'0" (2.02 x 1.85) UPVC window to the front aspect. Radiator.

## **Bathroom**

6°0" x 5°0" (1.83 x 1.54) A UPVC window to the rear aspect. Fitted with a suite comprising p shaped bath with waterfall shower

- CLOAKROOM AND BATHROOM
- EXTENSIVE VIEWS WITH ADJOINING FIELDS

above, vanity wash hand basin and low level W/C. Partly tiled walls and vertical towel rail.

## **EXTERIOR**

To the front of the property there is a paved driveway and and second gravelled driveway with laid to lawn garden. To the rear there is a paved patio and laid to lawn garden which is enclosed and then a gate leads down to a further enclosed garden. Beautiful views to adjoining fields. Electric charging point to the side aspect.

## Garage

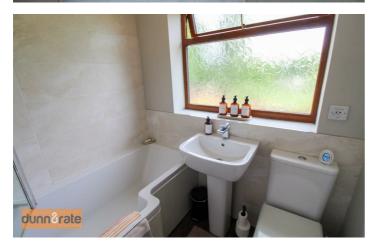
15'3" x 8'2" (4.65 x 2.50) An up and over door to the front aspect. Power and light.

#### Basement

10<sup>'</sup>3" × 8'3" (3.13 × 2.52) A upvc door to the side aspect. Power and light.











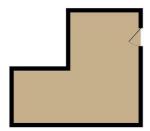






www.dunnandrate.co.uk

BASEMENT



GROUND FLOOR

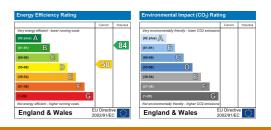
1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tiems 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 guarante as to their operability or efficiency can be given. Made with Neropix @2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



112a Baddeley Green Lane, Baddeley Green, Stoke On Trent, Staffordshire, ST2 7HA **Tel:** 01782 789369 **Email:** office@dunnandrate.co.uk **www.dunnandrate.co.uk**