



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

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Norton Green, Stoke-On-Trent, ST6 8NN



- WELL PRESENTED DETACHED PROPERTY IN A BEAUTIFUL LOCATION
- LOUNGE, MODERN FITTED KITCHEN AND SUNROOM
- CLOAKROOM AND BATHROOM
- THREE BEDROOMS
- GARAGE AND BASEMENT
- EXTENSIVE VIEWS WITH ADJOINING FIELDS
- LARGE REAR GARDEN AND TWO DRIVEWAYS
- SEMI RURAL LOCATION , VIEWING IS A MUST

GROUND FLOOR

Entrance Hall

4'10" x 4'1" (1.48 x 1.26)

A UPVC door to the front aspect.

Radiator and stairs to the first floor.

Lounge

13'7" x 13'5" (4.16 x 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" x 10'4" (3.92 x 3.16)

A UPVC door to the rear aspect and UPVC windows to the rear aspect.

Radiator and ceiling spotlights.

Laminate flooring.

Cloakroom

4'0" x 2'7" (1.23 x 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

13'7" x 10'3" (4.15 x 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

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

10'3" x 8'3" (3.13 x 2.52)

A upvc door to the side aspect. Power and light.



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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