

## 14 Waterlily Close Etruria, Stoke-On-Trent, ST1 5PY

This exceptional three-storey home in Etruria, Stoke-on-Trent, offers four well-proportioned, double, bedrooms – one with an ensuite shower room – and is presented to an excellent standard throughout, with the added benefit of no onward chain for a swift, seamless purchase. From the moment you step inside, you'll discover a welcoming entrance hall, with a WC under the stairs. The dual living room benefits from dual aspect windows and private access to the rear garden, and a contemporary open-plan kitchen/diner fitted with integrated appliances—ideal for everyday family life and effortless entertaining. Upstairs, the first and second floors each host two considerable double bedrooms, and a stylish family bathroom complete with a heated towel rail serves three of the bedrooms, ensuring comfort and convenience for all the household. Outside, a low-maintenance rear garden provides a private retreat for al fresco dining and children's play, while the large driveway and detached garage deliver secure parking and plentiful storage. Living here, you'll enjoy superb connections via the nearby A500 and A50, with Stoke-on-Trent railway station less than two miles away. Local schools and a vibrant selection of shops, cafés and pubs in Etruria and Hanley are within easy reach, while Trentham Gardens, canal towpaths and cultural venues enrich weekends with recreation and entertainment. Ready to move into and perfectly positioned for both suburban tranquillity and urban convenience, this home represents a rare opportunity to experience the best of Stoke-on-Trent living.

**Offers in excess of £260,000**

# 14 Waterlily Close

Etruria, Stoke-On-Trent, ST1 5PY



- FOUR DOUBLE BEDROOMS
- THREE STOREY LAYOUT AFFORDS VERSATILE LIVING SPACE
- PRIVATE, FULLY ENCLOSED REAR GARDEN
- PLENTIFUL OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- SOLD WITH NO UPWARD CHAIN

DISCLAIMER. contact 01782 622621 [help@lowe-elliott](mailto:help@lowe-elliott)

Lounge  
9'10" x 16'3" (3.01m x 4.96m)

W.C  
2'11" x 5'8" (0.90m x 1.74m)

Kitchen/Diner  
9'6" x 16'2" (2.91m x 4.95m)

Utility Room  
6'5" x 4'5" (1.97m x 1.37m)

Bedroom One  
10'2" x 16'3" (3.10m x 4.97m)

En-Suite  
7'1" x 4'6" (2.16m x 1.38m)

Bedroom Two  
9'9" x 10'5" (2.98m x 3.18m)

Bathroom  
6'11" x 5'7" (2.13m x 1.71m)

Bedroom Three  
10'2" x 11'8" (3.10m x 3.58m)

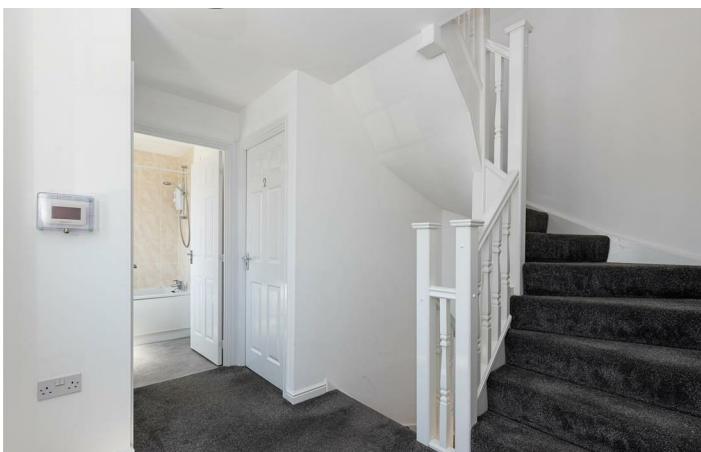
Bedroom Four  
9'10" x 11'8" (3.00m x 3.57m)

EXTERIOR

Garage



## Directions

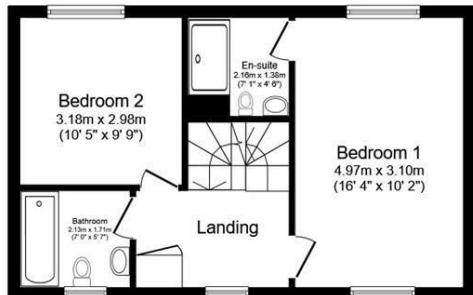


## Floor Plan



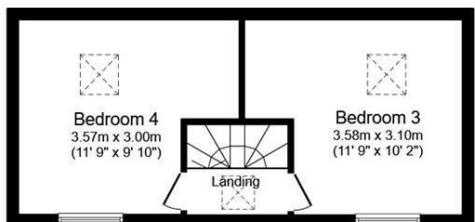
**Ground Floor**

Floor area 40.4 sq.m. (435 sq.ft.)



**First Floor**

Floor area 40.4 sq.m. (435 sq.ft.)



**Second Floor**

Floor area 29.2 sq.m. (314 sq.ft.)

**Total floor area: 110.0 sq.m. (1,184 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		86
(81-91)	B		
(70-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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