



**15 Merlin Way**  
Stoke-On-Trent, ST7 4YL



**Offers in the region of £270,000**

Here at Carters we are proud to welcome to the market our latest listing... an immaculately presented, three bedroom, detached family home which enjoys a secluded position, being tucked away towards the end of a quiet cul-de-sac.

This beautiful property is 'showhome' ready to move into and enjoy right from day one, having seen substantial investment from the current owner, it provides a home that is the perfect purchase for any young and growing family, or those of whom are looking to downsize. Occupying on a sizeable plot, this lovely home boasts deceptively spacious accommodation, it enjoys a private rear garden which is a good size, with the rare, added benefit of picturesque, open countryside views to the rear. You enter the property into an entrance porch, the ideal place for those muddy wellies and wet coats, the entrance hall follows on and leads you through the first floor. There is a modern WC and kitchen to the front elevation, whilst the living space is towards the rear. The kitchen enjoys beautiful 'country' style units for ample storage and wood effect work surfaces that incorporate a resin sink and an induction hob. Following on there is a spacious and cosy living room with room for a dining room table, if so desired, French doors lead into the orangery, where you can sit and enjoy the views all year round. Head up the stairs to the first floor where you will find the family bathroom and three good sized bedrooms, two of which benefit from fitted wardrobes. The exterior has been well loved and maintained over the years to offer a stunning and tranquil space to sit out and enjoy. The front is low maintenance and laid with gravel with seasonal shrubbery to the border, whilst the rear garden enjoys a paved patio area and is also laid to lawn, enjoying a border of colourful and fragrant seasonal flowers.

Viewings are highly recommended to avoid missing out on this lovely home.

# 15 Merlin Way

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## Entrance Porch

UPVC double glazed window and entrance door to the front elevation.

## Entrance Hall

UPVC double glazed entrance door to the side elevation. Coving. Under stairs storage cupboard. Radiator. Laminate flooring. Stairs to the first floor leading off.

## WC

UPVC double glazed window to the front elevation. A white suite which comprises of a low level WC and a wall mounted hand wash basin. Radiator. Laminate flooring.

## Kitchen

8'10 x 7'05 (2.69m x 2.26m)

UPVC double glazed window to the front elevation. A country style and modern range of wall, drawer and base units which incorporates wood effect work surfaces with a resin one and a half sink, a swan neck mixer tap and drainer. A four ring electric hob with a built in electric oven and an extractor hood. Space and plumbing for a washing machine and a fridge/freezer. Partially tiled walls. Laminate flooring.

## Living Room

16'05 (maximum) x 15'04 (maximum) (5.00m (maximum) x 4.67m (maximum))

UPVC double glazed window to the rear elevation. Coving. Radiator. TV point.

## Orangery

14'10 x 9'10 (4.52m x 3.00m)

UPVC double glazed windows and doors leading out into the rear garden. Recessed ceiling downlighters. Radiator. Laminate flooring.

## First Floor Landing

Loft access.

## Bedroom One

13'02 x 10'10 (4.01m x 3.30m)

Two UPVC double glazed windows to the rear elevation.

Fitted double wardrobes. Recessed ceiling downlighters. Radiator.

## Bedroom Two

10'01 x 7'00 (3.07m x 2.13m)

UPVC double glazed window to the front elevation. Coving. Radiator.

## Bedroom Three

7'00 x 5'11 (2.13m x 1.80m)

UPVC double glazed window to the front elevation. Coving. Storage cupboard. Fitted wardrobes. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation. A three piece suite which comprises of a panel bath with a wall mounted shower and a glass screen, a pedestal hand wash basin and a recessed WC. Ceiling downlighters. Extractor fan. Heated chrome ladder towel rail. Fully tiled walls. Tiled flooring.

## Exterior

There is off-road parking for several vehicles to the side of the property which leads up to the garage. The front garden is low maintenance, it is laid with gravel with seasonal shrubbery to the border. The rear is laid to lawn with a paved patio area, pretty seasonal flowers and open countryside views to enjoy. Outside tap.

## Garage

16'04 x 8'02 (4.98m x 2.49m)

Up and over door to the front elevation. Power and lighting.

## Additional Information

We are led to believe that the property is Freehold and Council Tax Band C.

## Services

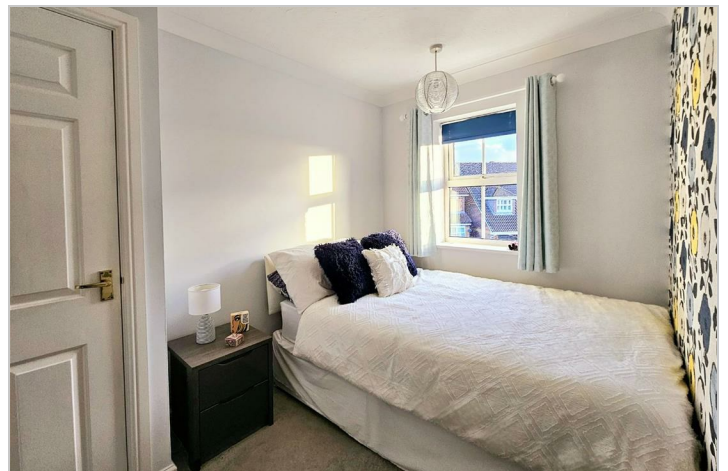
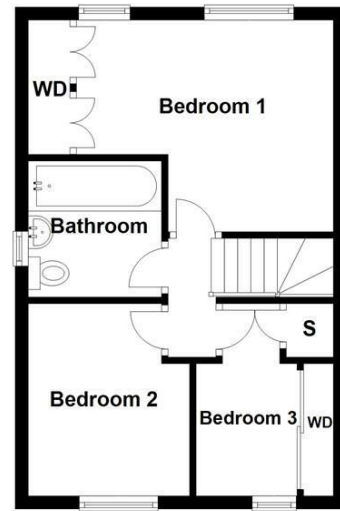
The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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