



## 349 Turnhurst Road

Packmoor, ST7 4UA

**Price £249,000**



Here are Carters, we are pleased to be welcoming to the market this very much loved, and beautifully presented three bedroom family home.

Situated on the outskirts of the picturesque Village of Packmoor, enjoying fantastic schools, children's parks, local amenities and excellent commuting routes, right on your doorstep, this truly is a property you don't want to miss out on. On entering the property you are welcomed into the entrance hall, which is bright and spacious, providing access to the WC and the first floor. There is also a large living/diner, a generous 'country style' kitchen, and a boot room which provides access into the garage. Heading upstairs you will find a three piece family bathroom suite and three good size bedrooms, two of which benefit from fitted wardrobes. Externally the property boasts an impressive and generous plot, providing ample of outdoor space for family and guests to enjoy. To the front there is a tarmac driveway providing off-road parking for multiple vehicles, as well as enjoying low maintenance shrubs and two gates for rear access. The rear garden is a good-size and private, it is mainly laid to lawn enjoying pretty seasonal plants and shrubbery to the border, as well as a paved patio area to sit and relax with a morning coffee.

# 349 Turnhurst Road

Packmoor, ST7 4UA

Price £249,000



## Porch

Windows and entrance door to the front elevation.  
Tiled floor.

## Entrance Hall

UPVC double glazed entrance door to the front elevation.  
Coving to the ceiling. Stairs to the first floor. Radiator. Tiled floor.

## W/C

## Lounge

23'01 x 10'10 (maximum) (7.04m x 3.30m (maximum))  
UPVC double glazed bow window to the front elevation. UPVC double glazed sliding patio doors to the rear elevation.  
Coal effect gas fire with marble surround. Coving to the ceiling. Two radiators.

## Kitchen/Diner

21'10 x 8'10 (maximum) (6.65m x 2.69m (maximum))  
One UPVC double glazed window to the rear and two UPVC double glazed windows to the side elevation.  
Fitted wall, drawers and base units. Work surfaces incorporating inset one and a half stainless steel sink, single drainer and mixer tap. Freestanding double oven, 5 ring gas hob and extractor hood. Integrated dishwasher and washing machine. Coving to the ceiling. Under stairs storage cupboard. Space for a fridge/freezer. Two radiators. Partly tiled walls. Tiled floor. Entrance door to the boot room.

## Boot Room

Windows and door to the rear elevation.  
Tiled floor. Door to the garage.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Coving to the ceiling.

## Bedroom One

11'06 (maximum) x 11'05 (maximum) (3.51m (maximum) x 3.48m (maximum))  
UPVC double glazed window to the front elevation.  
Coving to the ceiling. Loft Access. Fitted wardrobes, overhead cupboards and dressing unit. Radiator.

## Bedroom Two

11'05 x 8'10 (3.48m x 2.69m)  
UPVC double glazed entrance door to the rear elevation.  
Coving to the ceiling. Radiator.

## Bedroom Three

8'06 (maximum) x 8'05 (2.59m (maximum) x 2.57m)  
UPVC double glazed window to the rear elevation.  
Coving to the ceiling. Fitted wardrobes and over head cupboards. Radiator.

## Bathroom

UPVC double glazed window to the front elevation.  
Three piece suite comprising of a panelled Jacuzzi bath with wall mounted shower over. Pedestal wash hand basin. Low level W/C. Inset ceiling spotlights. Tiled walls. Heated ladder towel rail. Tiled floor. Storage cupboard.

## Exterior

To the front there is a tarmac driveway providing off-road parking for multiple vehicles, as well as enjoying low maintenance shrubs and two gates for rear access. The rear garden is a good-size and private, it is mainly laid to lawn enjoying pretty seasonal plants and shrubbery to the border, as well as a paved patio area to sit and relax with a morning coffee.

## Integral Garage

16'06 x 8'06 (5.03m x 2.59m)  
Up and over door, Power and lighting.

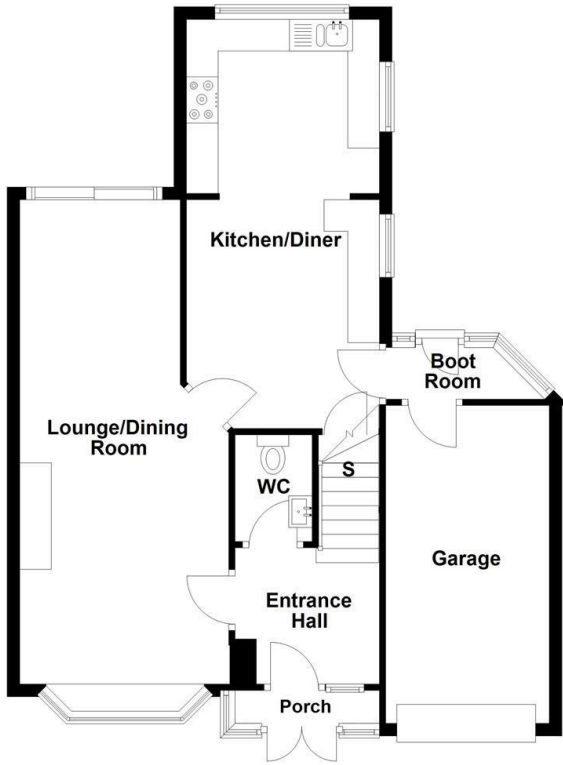
## Additional Information

We are led to believe the property is freehold and council tax band C.

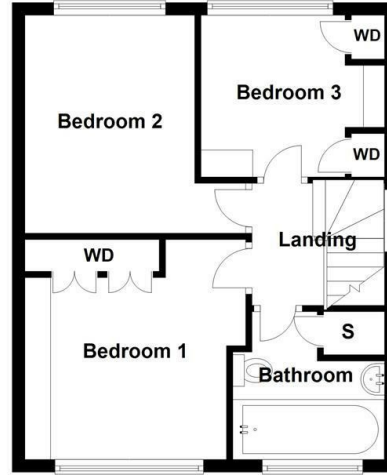
## Services

The main services of gas, electric, water and drainage are all connected to the mains. 4G Coverage.  
Please note: services and appliances have not been tested by the agent.

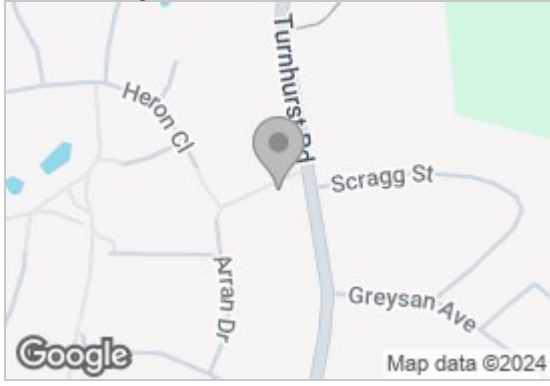
Ground Floor



First Floor



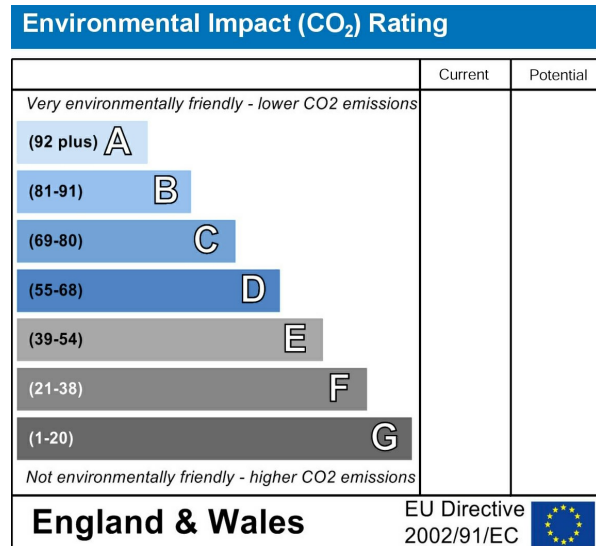
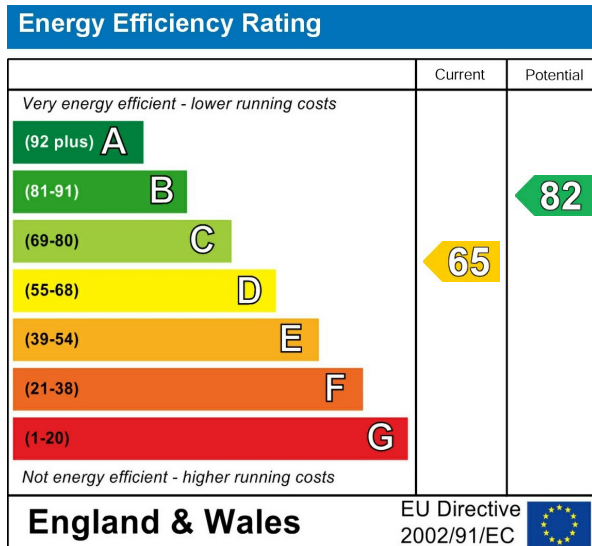
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**