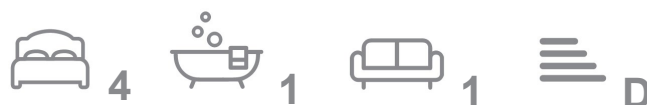




38 Woodhall Road

Stoke-On-Trent, ST7 4QY

Price £320,000



Here at Carters, we are pleased to welcome to the market this beautiful detached, four bed family home which presents an excellent opportunity for those with growing families who require ample living space in a highly sought after area within Kidsgrove.

The layout out of the home has been thoughtfully designed to ensure that you receive the most out of everyday life, perfect for entertaining guests or simply enjoying quiet family evenings together in front of the fire. The kitchen is towards the rear and provides an array of integrated and built-in appliances, a pantry and a breakfast bar which offers extra seating for guests when the table in the dining room is full on special occasions. Following on, you have access into the rear porch where you will find a downstairs WC and the integral garage. Heading upstairs, you will be amazed to find four great sized bedrooms with three of these being generous doubles and the two largest enjoying built-in double wardrobes. The property features a well-appointed bathroom, catering to the needs of a busy family. Externally, this home benefits from a driveway to the front, providing convenience for residents and visitors alike along with gated side access. The private back garden is set over two tiers and features a large paved 'sun-trap' patio area to the top, which you can step straight out onto from the patio doors in the dining area, with steps leading down to a lawn and further patio areas.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With its appealing features and prime location, this detached house is a wonderful opportunity for those looking to settle in a vibrant community.

Don't miss the chance to make this lovely property your new home and call Carters today on 01782 470391 to arrange a viewing.

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Entrance Hall

Composite double glazed entrance door to the front elevation. Stairs to the first floor. Modern vertical radiator with mirror. Laminate flooring.

Living Room

12'09 x 12'06 (3.89m x 3.81m)

UPVC double glazed box window to the front elevation. Feature electric fireplace with pebble burning effect. Radiator. Open plan to the kitchen/diner. TV point. Laminate flooring.

Kitchen/Diner

24'05 x 11'02 (max) (7.44m x 3.40m (max))

UPVC double glazed patio doors to the rear elevation. Two UPVC double glazed windows to the rear elevation.

A great, modern selection of base and drawer units, with breakfast bar and quartz effect worksurfaces and matching upstands. Inset resin sink, mixer tap and drainer. A built in electric oven, four ring induction hob and a feature extractor hood. Integrated washing machine. Integrated slimline dishwasher. Built-in wine cooler. Space for a fridge/freezer. Space for a dryer. Access to the rear entrance porch, WC and integral garage. Pantry. Under counter lighting. Two radiators. Laminate flooring.

Downstairs WC

Recessed WC. Heated ladder towel rail. Recessed ceiling downlighter. Extractor fan.

First Floor Landing

Recessed ceiling downlighters. Loft access.

Bedroom One

13 x 9'11 (3.96m x 3.02m)

UPVC double glazed window to the front elevation. Built in wardrobe. Radiator. Laminate flooring.

Bedroom Two

11'09 x 8'11 (3.58m x 2.72m)

UPVC double glazed window to the rear elevation. Built in wardrobe. Radiator. Laminate flooring.

Bedroom Three

12'03 x 8'02 (11'02 max) (3.73m x 2.49m (3.40m max))

UPVC double glazed window to the front elevation. Built-in storage cupboard. Radiator. Laminate flooring.

Bedroom Four

9 x 8'07 (11'09 max) (2.74m x 2.62m (3.58m max))

UPVC double glazed window to the rear elevation. Radiator. Laminate flooring.

Family Bathroom

UPVC double glazed window to the front elevation.

A three piece suite comprising of a p shape panel bath with a wall mounted shower, a pedestal hand wash basin and a recessed WC. Chrome heated ladder towel rail. Partially tiled walls. Vinyl flooring.

Integral Garage

17'01 x 8 (5.21m x 2.44m)

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

Exterior

To the front there is a driveway and a small lawned garden with a decorative gravel frontage and a mature hedge to the side. Gated side access to both sides.

The rear garden is tiered with a gated paved patio area and decorative fencing and then steps leading down to a lawn and further paved patio area with borders to plant seasonal shrubbery and plants.

Additional Information

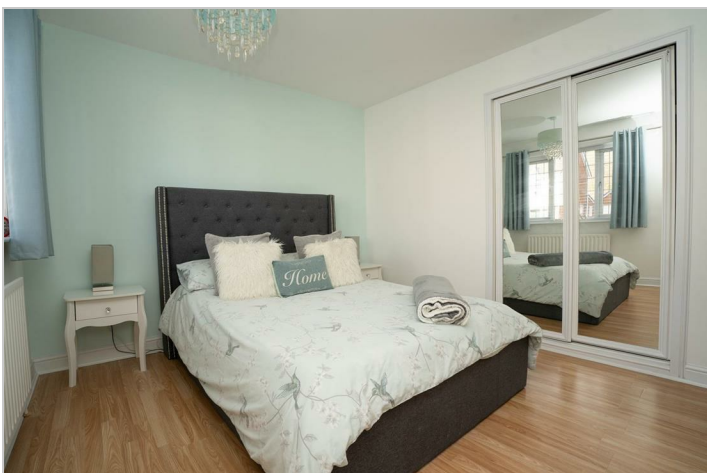
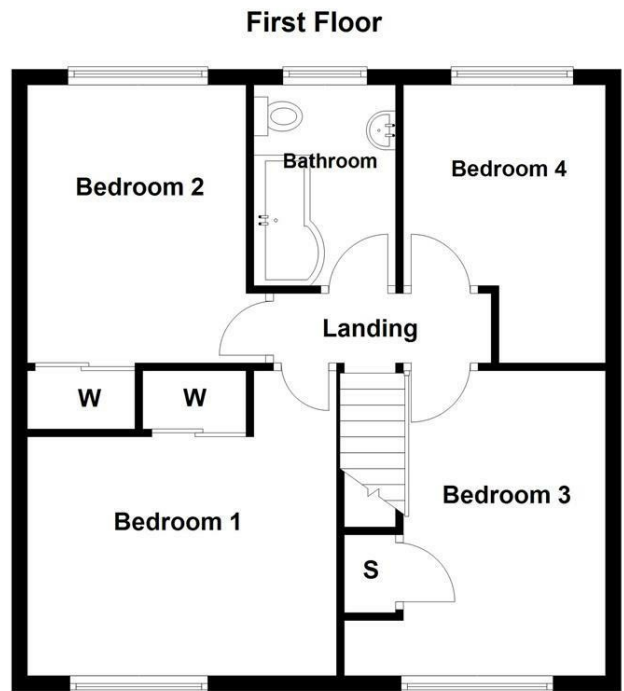
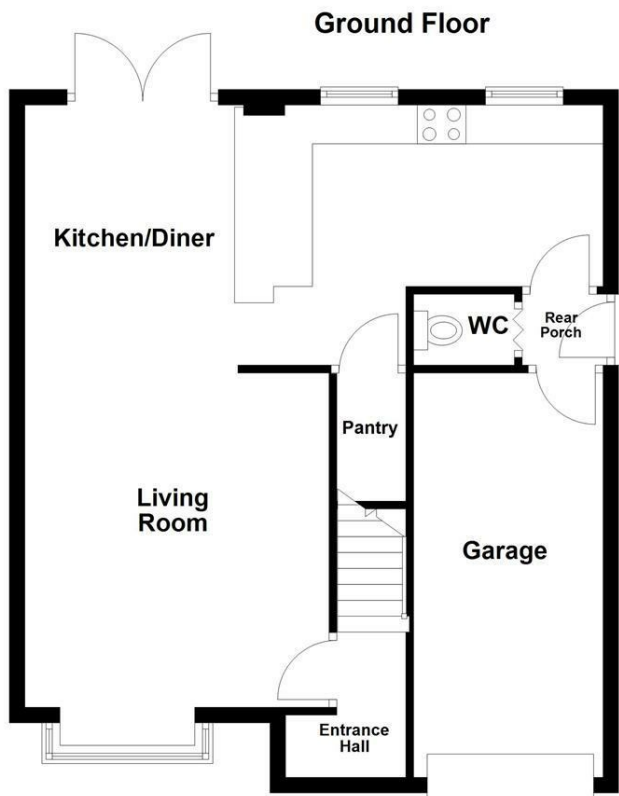
Freehold and council tax band D.

PROPERTY SIZE: APPROX: 1087 square feet / 101 square metres.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



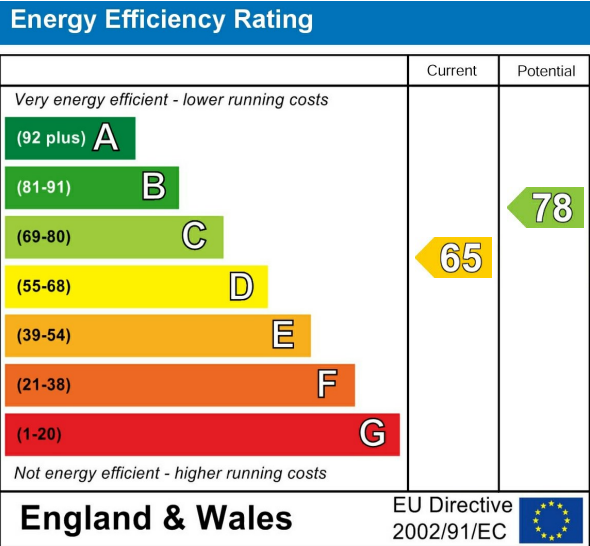
Road Map



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