



## 46 Buckthorn Drive

Fegg Hayes, ST6 6UZ



**Offers in excess of £270,000**

Here at Carters, we are pleased to welcome to the market this delightful, three bedroom detached home which offers a perfect blend of modern living and family-friendly amenities and is 'turn-key' ready to move into and enjoy from day one!

Entering through a convenient porch, the ground floor features a spacious reception room, ideal for entertaining guests or enjoying quiet family evenings. The kitchen/diner is sure to be the hub of the home and is towards the rear of the property, featuring an abundance of integrated appliances, space for a dining table and a set of French patio doors leading out onto the patio to seamlessly blend indoor/outdoor living. There is then an inner hallway leading you to a WC and also into the integral garage. Heading upstairs, you'll find three great-sized bedrooms- one of which enjoys an en-suite shower room. There is also a modern fitted family bathroom with a generous storage cupboard.

The contemporary design is complemented by a beautifully landscaped south-facing garden, providing a serene outdoor space for relaxation and play. This garden is perfect for growing families, offering ample room for children to explore and enjoy the fresh air. To the front you will find off-road parking for two vehicles.

Situated within a modern residential development, residents will benefit from a nearby playground, making it an excellent choice for families with young children. The location is particularly advantageous, with excellent transport links that facilitate easy access to surrounding areas. Additionally, the property is conveniently close to the picturesque Chatterley Whitfield Country Park and Knypersley Reservoir, perfect for leisurely walks and outdoor activities.

Please call Carters Estate Agents on 01782 470391 to book a viewing now.



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## Porch

Composite entrance door to the front elevation.  
Radiator.

## Living Room

14'05 x 11'1 (4.39m x 3.38m)

UPVC double glazed window to the front elevation.  
Radiator. TV point.

## Kitchen/Diner

18'9 x 10'11 (5.72m x 3.33m)

UPVC double glazed window to the rear elevation. UPVC double glazed patio doors to the rear elevation.  
A good selection of wall, drawer and base units with laminate worksurfaces. Stainless steel one and a half sink and mixer tap. A built-in electric oven, four ring gas hob and extractor hood. Integrated fridge/freezer. Integrated dishwasher.  
Radiator. Laminate flooring.

## Downstairs WC

UPVC double glazed window to the rear elevation.  
Low level WC. Pedestal hand wash basin with tiled splashback. Radiator. Laminate flooring.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Loft access. Radiator. Storage cupboard.

## Bedroom One

13'7 x 9'1 (4.14m x 2.77m)

UPVC double glazed window to the rear elevation.  
Radiator. Access to en-suite shower room. TV point.

## En-Suite Shower Room

UPVC double glazed window to the side elevation.  
A three piece suite comprising of an enclosed shower cubicle with wall mounted shower, pedestal hand wash basin and a low level WC. Extractor fan. Partially tiled walls.

## Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)

UPVC double glazed window to the front elevation.  
Radiator. Partially fitted high gloss, glass fronted door wardrobes.

## Bedroom Three

11'6 x 8'7 (3.51m x 2.62m)

UPVC double glazed window to the front elevation.  
Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation.  
A three piece suite comprising of a panel bath, pedestal hand wash basin and a low level WC. Extractor fan. Partially tiled walls. Storage room. Laminate flooring.

## Integral Garage

18'9 x 10 (5.72m x 3.05m)

Up and over garage door to the front elevation.  
Power and lighting. Space and plumbing for a washing machine. Space for a dryer.

## Exterior

Gated side access.  
To the rear there is a large paved patio area and lawn. South facing. Security lights. Water feature. Pond. Outside tap.

## Additional Information

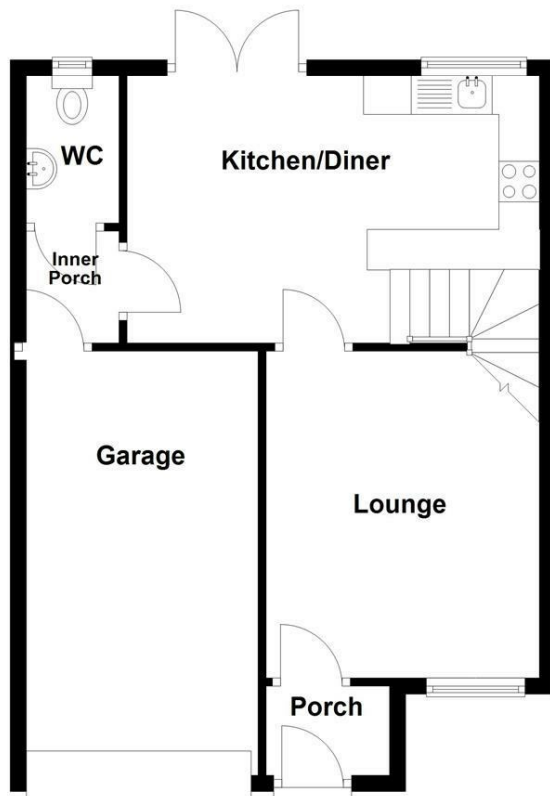
Freehold. Council tax band C.  
NHBC- 8 years left.

Total floor area: 94 sq metres / 1011.81 sq feet

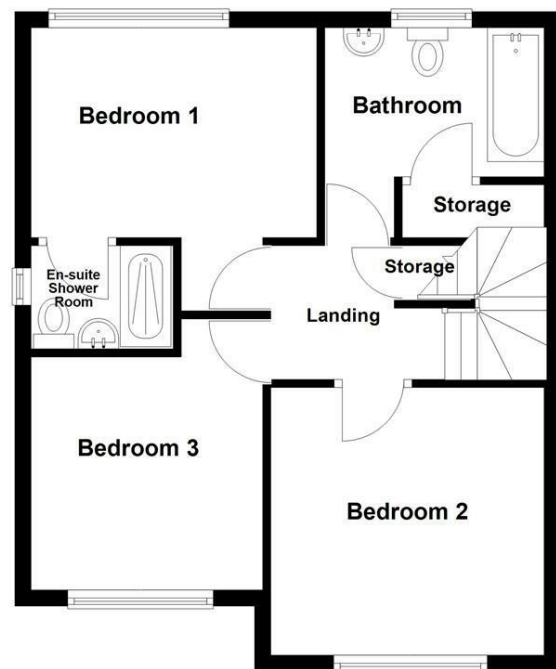
## Disclaimer

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.

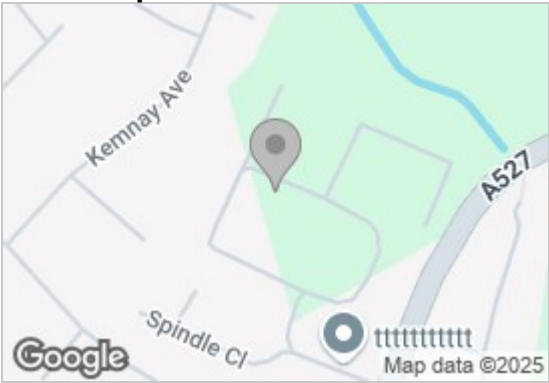
**Ground Floor**



**First Floor**



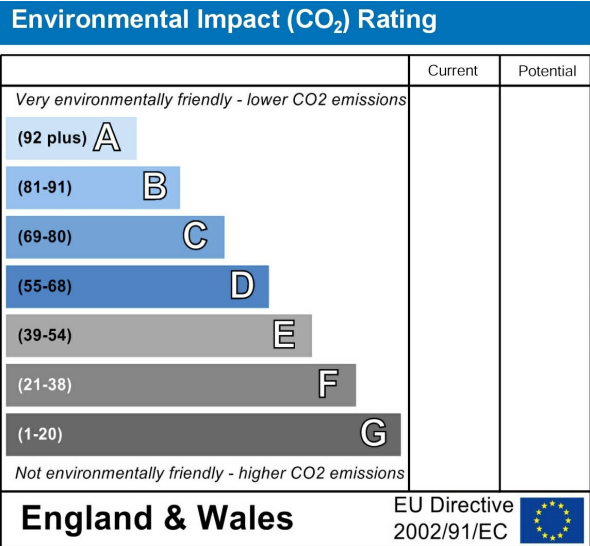
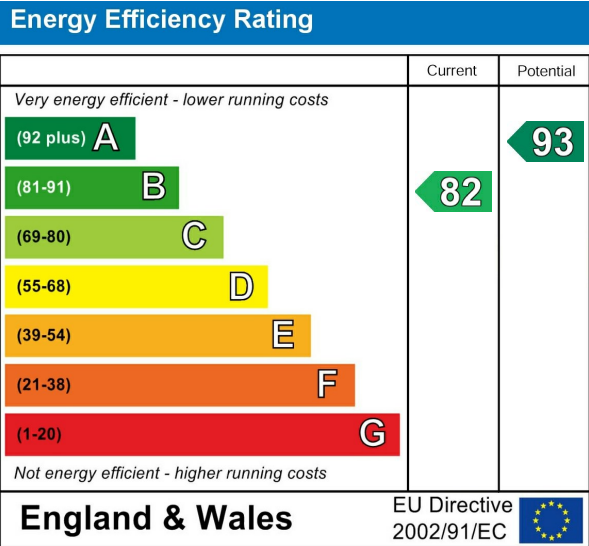
Road Map



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