



## 32 Heath House Lane

Stoke-On-Trent, ST2 8AH

**Price £299,950**



Here at Carters, we are excited to welcome to the market this beautifully presented, and extremely spacious, south facing detached property.

Having seen substantial investment over recent years from the current owner, this fantastic property is one of a kind and ready to move into and enjoy, right from day one! Situated in a popular residential location, this beautiful property is in close proximity to the popular Bucknall Park. Here you are within short walking distance to the excellent local amenities that are just around the corner, such as the excellent local schools, pubs and transport links.

The accommodation is deceptively spacious, boasting an extensive rear extension which is now a large and entertaining kitchen/family room with enough space for a dining table. There are also two luxurious bathroom suites across the two storeys, a large living room, and a utility room. Heading up the stairs there are two good sized bedrooms to be enjoyed. If this wasn't enough, the exterior is just as impressive. The gardens have been landscaped and are private and stunning. The front is low maintenance, benefitting from a generous paved driveway, providing off-road parking for around 8 vehicles. There is also side access to the rear garden, which is beautiful and tranquil. It is the perfect sun trap to sit and relax after those long days at work, whilst the children either play on the lawn or take advantage of Bucknall Park fields, which are directly behind.

# 32 Heath House Lane

Stoke-On-Trent, ST2 8AH

Price £299,950



## Entrance Hall

UPVC double glazed entrance door and two windows to the front elevation. Under stair storage cupboard with UPVC double glazed window and heated ladder towel rail. Radiator. Waterproof laminate flooring.

## Shower Room

UPVC double glazed window to the side elevation. A walk in shower enclosure with a rainfall shower head. A recessed WC. A vanity hand wash basin. Heated ladder towel rail. Towel rail. Fully tiled walls. Tiled flooring.

## Living Room

19'02 x 11'11 (5.84m x 3.63m)  
UPVC double glazed windows to the front and side elevation. A log burner. Coving. Radiator. Natural wood flooring.

## Kitchen/Family Room

21'00 x 16'00 (6.40m x 4.88m)  
UPVC double glazed windows and French doors to the rear elevation. A good range of modern wall, drawer and base units incorporating a white ceramic one and a half sink with a mixer tap and drainer. Built in appliances consisting of a built in electric oven, a four ring gas hob, and an extractor hood. Wall mounted modern radiator. Radiator. Wood effect tiled ceramic flooring.

## Utility Room

9'03 x 4'05 (2.82m x 1.35m)  
Space and plumbing for a washing machine, tumble dryer, and a fridge/freezer. Wall mounted radiator. Wood effect tiled flooring.

## First Floor Landing

Storage cupboard. Radiator. Loft access.

## Bedroom One

11'10 x 11'04 (3.61m x 3.45m)  
UPVC double glazed window to the rear elevation. Picture rail. Radiator. TV point.

## Bedroom Two

11'02 x 9'11 (3.40m x 3.02m)  
UPVC double glazed window to the rear and side elevation. Radiator. TV point.

## Family Bathroom

UPVC double glazed window to the front elevation. A modern, wood effect three piece suite comprising of a panel bath with a rainfall and a hand held shower head, a vanity hand wash basin unit, and a recessed WC. Storage cupboard. Heated chrome ladder towel rail. Fully tiled walls. Extractor fan. Wood effect waterproof laminate flooring. Two radiators.

## Exterior

To the rear, the gardens have been landscaped and are private and stunning. There is an Indian stone patio area to be enjoyed. On the lawned garden area, there is a block paved seating area with borders around. The front is low maintenance, benefitting from a generous paved driveway, providing off-road parking for around 8 vehicles. There is side access to the rear garden, which is beautiful.

## Additional Information

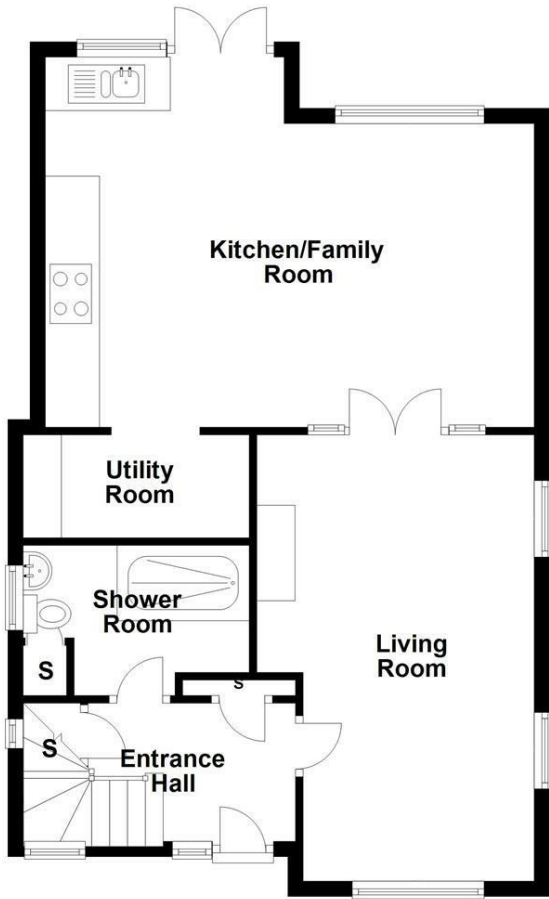
We are led to believe the property is Freehold and council tax band C.

## Services

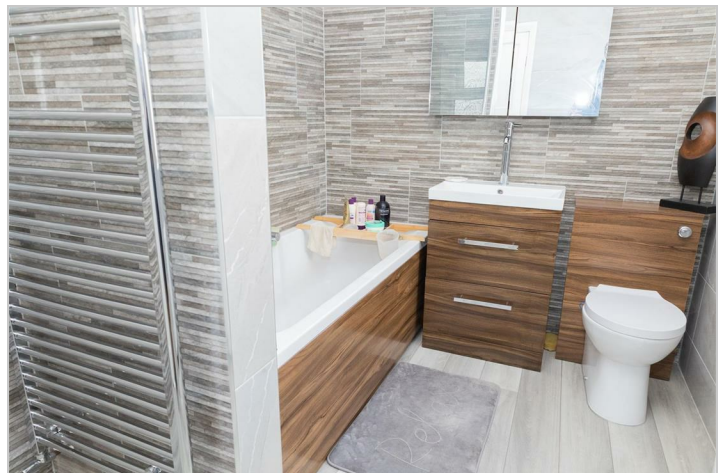
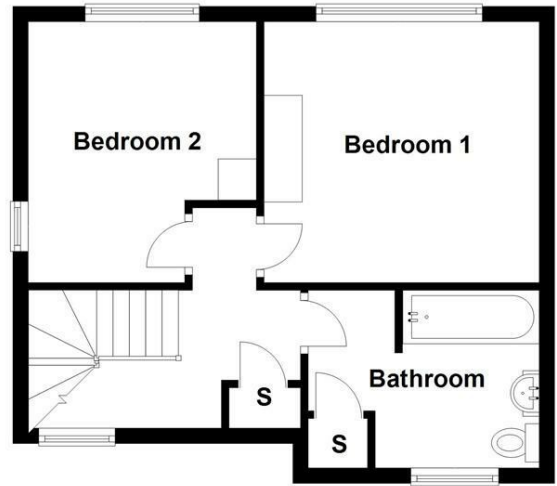
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre. Owned Solar panels. Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



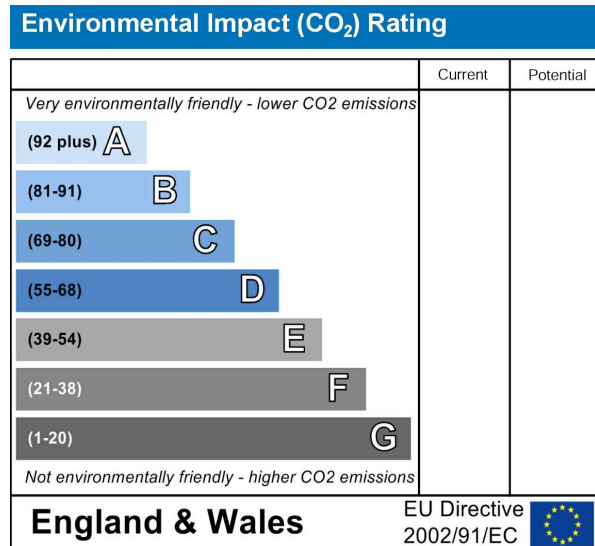
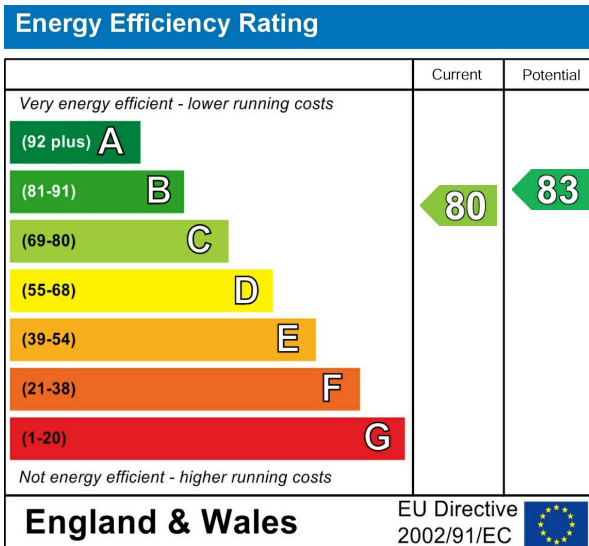
## Road Map



## 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**