



## 17 Springfield Drive

Stoke-On-Trent, ST7 1BL



### Offers in excess of £225,000

Here at Carters, we are happy to welcome to the market this beautiful three bedroom, detached family home... available to purchase with no onward chain which is an ideal starter home for first time buyers and/or those with growing families.

This immaculate home has been beautifully maintained by the current owners and is ready for you to move in and enjoy from day one! With the downstairs enjoying a large living room, as well as a beautiful kitchen/diner which is perfect for family life or entertaining friends whilst also having patio doors leading out into the garden meaning you can enjoy both the indoors and outdoors, especially on a lovely summer evening. Heading upstairs, there are three good sized bedrooms, with the main bedroom at the rear benefiting from lovely countryside, far reaching views, and a modern family bathroom. Externally, this property has a lot to offer with a spacious and attractive rear garden comprising of a paved patio area and a large laid to lawned area to relax whilst the children play. Located in a quiet cul de sac on a popular residential development, nearby to Clough Hall and Bathpool Park and with easy access to plenty of amenities and transport links, it doesn't get much better than this!

We anticipate a lot of interest in this property so would suggest you to ring the team at Carters on 01782 470391 today to book a viewing.

# 17 Springfield Drive

Stoke-On-Trent, ST7 1BL

Offers in excess of £225,000



## Entrance Hall

UPVC double glazed entrance door to the front elevation.  
Radiator. Tiled flooring.

## Living Room

13'05 x 11'07 (4.09m x 3.53m)

UPVC double glazed box bay window with shutters to the front elevation.

A feature gas fireplace with a slate tiled hearth and stone effect surround. Coving. TV point. Laminate flooring.

## Kitchen/Diner

14'10 x 9'06 (4.52m x 2.90m)

UPVC double glazed window to the rear elevation in the kitchen area. UPVC double glazed sliding patio doors to the rear elevation.

A selection of modern, high gloss wall drawer and base units with granite effect work surfaces and a stainless steel sink with mixer tap and drainer. Tiled splashback. A five ring gas hob, built in electric oven and extractor hood. Space for a fridge/freezer. Space and plumbing for a washing machine. Coving. Tiled floor.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Access to a storage cupboard.

## Family Bathroom

6 x 5'06 (1.83m x 1.68m)

UPVC double glazed window to the rear elevation.

A Three piece suite comprising of a panel bath with a wall mounted shower, handheld shower head and a waterfall shower head, a wall mounted hand wash

basin and a recessed WC.

Partially tiled walls. Vinyl flooring. Extractor fan.  
Heated chrome towel rail.

## Bedroom One

12'04 x 9 (3.76m x 2.74m)

UPVC double glazed window to the rear elevation.  
Coving. Loft access. Radiator.

## Bedroom Two

10'10 x 7'10 (9 max) (3.30m x 2.39m (2.74m max) )

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

## Bedroom Three

7'05 x 6'05 (2.26m x 1.96m )

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

## Exterior

To the front there is a driveway suitable for ample parking and gated access leading to the rear garden.

To the rear there is a paved patio area with steps leading up to a large lawned area, sleeper border, fence border with a gate leading to the rear.

## Services

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

Broadband is believed to be fibre. 4G+ Network Coverage.

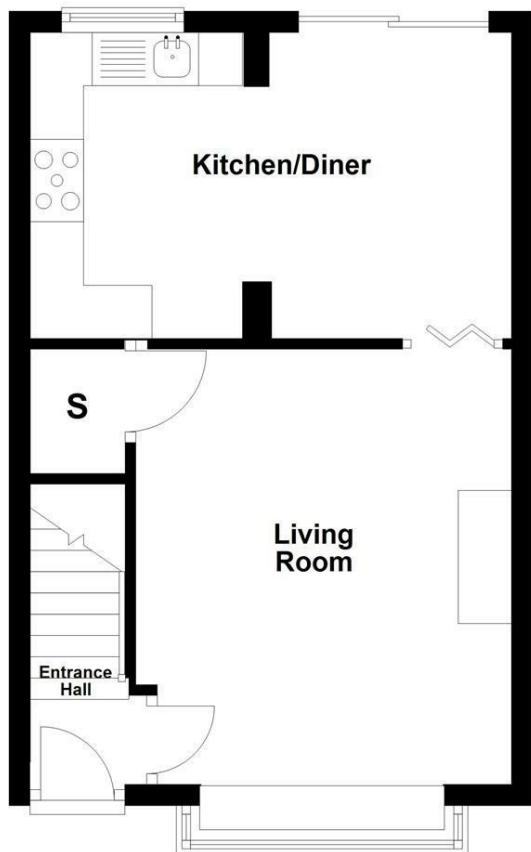
Please note: services and appliances have not been tested by the agent.

## Additional Information

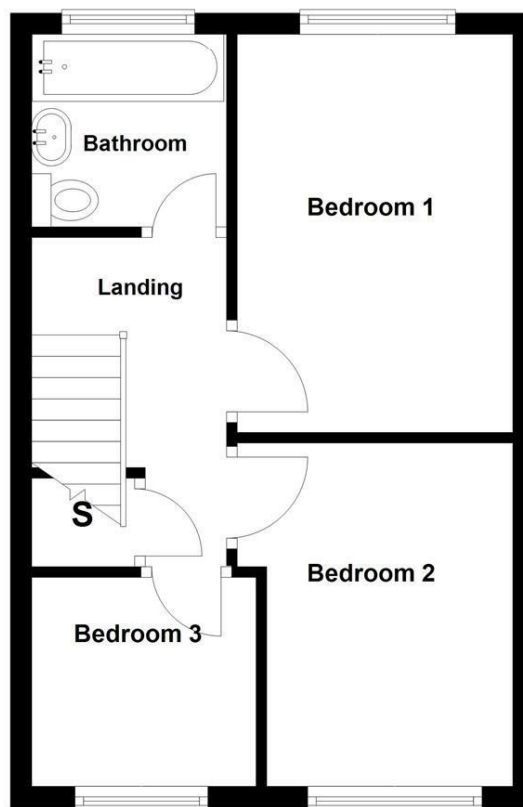
We are led to believe the property is freehold and Council tax band C.

Tel: 01782 470391

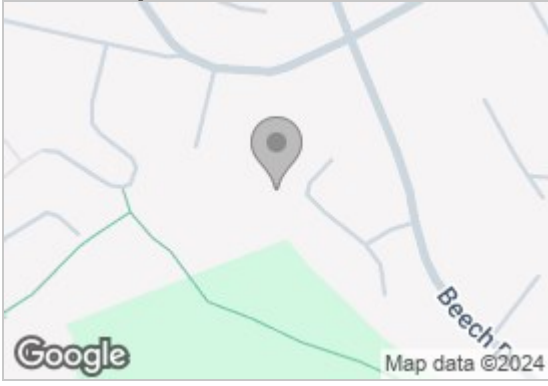
## Ground Floor



## First Floor



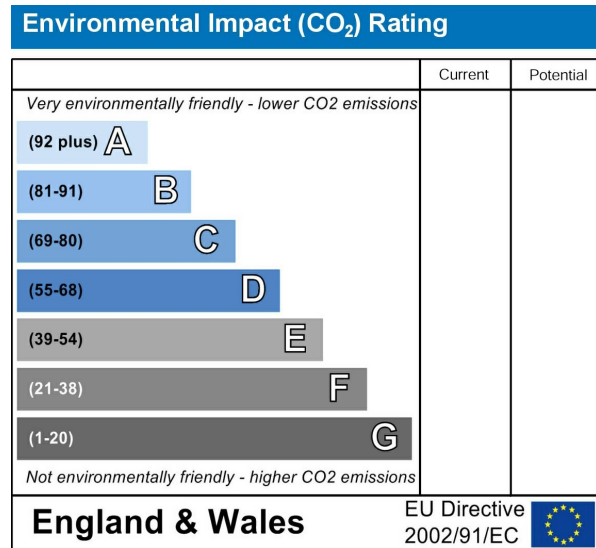
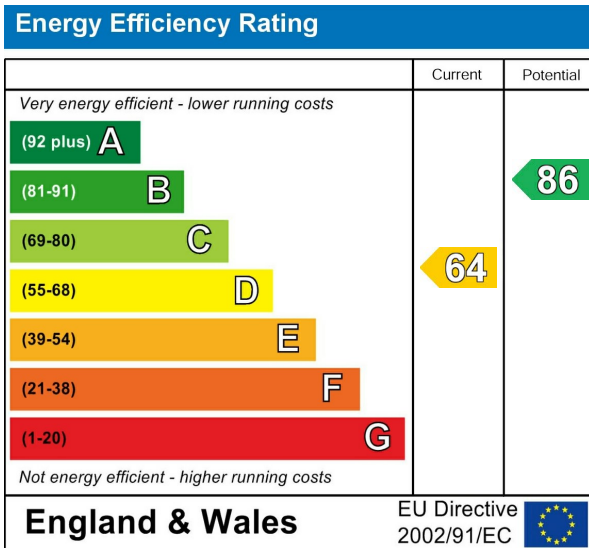
## Road Map



## 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](http://www.carters-estateagents.co.uk)**