



112 Chaplin Road

, Stoke-On-Trent, ST3 4RH

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## Summary

As you step inside, you are greeted by an inviting entrance hallway that leads into a spacious open plan living and dining area, perfect for entertaining guests. The separate lounge offers a cosy retreat, while the large kitchen is a chef's dream with underfloor heating, ambient lighting, and top-of-the-line appliances including a fridge freezer, dishwasher, washing machine, and two ovens. The downstairs wet room adds convenience to this already impressive layout.

Making your way upstairs, you will find four double bedrooms, each with fitted wardrobes for ample storage. The family bathroom boasts a gorgeous stand-alone bath, perfect for relaxing after a long day. The real highlight is the second floor loft conversion, which serves as the fifth bedroom and measures 3m x 8.5m, offering plenty of space for a growing family or guests.

Outside, this property also boasts driveway parking for several vehicles, a low maintenance front garden, a yard, and a detached double garage.

Normacot itself is a hidden gem, surrounded by rolling hills, green fields, and meandering streams. The village offers a peaceful and tranquil way of life, making it a popular destination for those looking to escape the hustle and bustle of city living. Visitors can enjoy leisurely strolls through the countryside, explore historic landmarks such as the Normacot Methodist Church, and immerse themselves in the rich culture and history of the area.

This property is in excellent condition throughout, making it the perfect place to call home. Don't miss out on the opportunity to view this wonderful property in Stoke-On-Trent. Contact us today to arrange a viewing.

## Normacot, Stoke-On-Trent

Welcome to Normacot, a picturesque village nestled in the Staffordshire region of England. This charming village is a hidden gem, boasting stunning countryside, rolling hills, and meandering streams that create a peaceful and tranquil setting for residents and visitors alike.

Normacot is a popular destination for those looking to escape the hustle and bustle of city life and immerse themselves in the natural beauty of the English countryside. Take a leisurely stroll through the lush green fields, explore the hiking trails with breathtaking views, and breathe in the fresh air as you unwind in this idyllic setting.

History buffs will appreciate Normacot's rich heritage, with historic landmarks dating back to the medieval period. The Normacot Methodist Church stands as a beautiful example of Victorian architecture, while museums and art galleries showcase the local culture and history.

Whether you are looking to relax in nature, uncover the past, or simply enjoy the tranquillity of village life, Normacot offers a unique experience for all. Don't miss the opportunity to explore this charming village and discover the natural beauty and rich history of the Staffordshire region. Book a viewing today to immerse yourself in the beauty of Normacot.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Entrance Hallway

6'4" x 20'5" (1.95 x 6.24)

Upon entering, you are greeted by a spacious Entrance Hallway filled with an abundance of natural light, complete with a storage cupboard and under stair storage - perfect for keeping the space clutter-free.

### Living Room / Dining Room

12'0" x 27'3" (3.67 x 8.33)

Featuring a large open plan living and dining room that is perfect for hosting family gatherings. The room is neutrally decorated and features a squared bay window that floods the space with natural light, creating an inviting and airy atmosphere.

### Lounge

11'10" x 14'7" (3.63 x 4.45)

Dual aspect lounge, perfect for cosy evenings in with loved ones. This well-designed space is ideal for teenagers wanting their own area to relax and unwind or for the smaller children, you could create a wonderful play room.

### Kitchen

19'10" x 13'5" (6.06 x 4.10)

Spacious family kitchen adorned with an array of modern appliances. This stunning kitchen features a number of wall and base units in a stylish two-tone finish, a breakfast bar island perfect for casual dining, tiled flooring with underfloor heating for ultimate comfort, and ambient lighting that sets the perfect mood for any occasion.

### Rear Hall

3'2" x 3'10" (0.97 x 1.19)

With storage and housing the combi boiler.

Tel: 07778 908724

### Wet Room

7'4" x 5'4" (2.25 x 1.65)

Modern wet room complete with a relaxing rainfall shower, tiled from floor to ceiling, and a convenient heated towel radiator.

### First Floor

#### Landing

2'9" x 8'6" (0.85 x 2.60)

#### Bedroom One

10'1" x 14'11" (3.09 x 4.57)

Spacious double bedroom overlooking the front elevation, boasting a beautiful bay window and built-in wardrobes spanning the width of the room.

#### Bedroom Two

11'11" x 13'4" (3.64 x 4.08)

Double bedroom overlooking the rear elevation, built in wardrobes.

#### Bedroom Three

11'10" x 10'11" (3.63 x 3.35)

Double bedroom overlooking the front elevation, built in wardrobes.

#### Bedroom Four

12'0" x 12'1" (3.67 x 3.70)

Double bedroom overlooking the rear elevation, built in wardrobes.

### Family Bathroom

6'9" x 13'7" (2.08 x 4.15)

Step into the family bathroom and be amazed by the stand-alone oval bath, beautifully showcased as the centrepiece of this elegant space. The vanity unit housing two sinks, the tiled floor to ceiling walls, and the large heated towel radiator all add to the sophisticated atmosphere.

### Second Floor

#### Hallway

6'11" x 7'6" (2.13 x 2.30)

### Bedroom Five

9'10" x 27'10" (3.01 x 8.50)

Loft room which spans the width of the property, offering extensive storage built into the eaves and showcasing a skylight and window that flood the room with natural light. This incredible space provides the perfect retreat for older children to relax and unwind.

### Externally

#### Driveway & Front Garden

Impressive driveway with convenient parking accessed through electric opening gates, brick surround and a low maintenance laid to lawn area.

#### Rear Garden

Rear garden that is slabbed and easy to maintain, perfect for those who enjoy spending time outdoors without the hassle of extensive upkeep

#### Detached Garage

20'4" x 20'4" (6.20 x 6.22)

Located at the rear of the property the detached garage featuring an electric up and over door, providing ample space for both a car and extensive storage solutions. With easy side access form the rear garden.

#### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

#### Energy Performance Certificate

Current Rating C

#### Possession

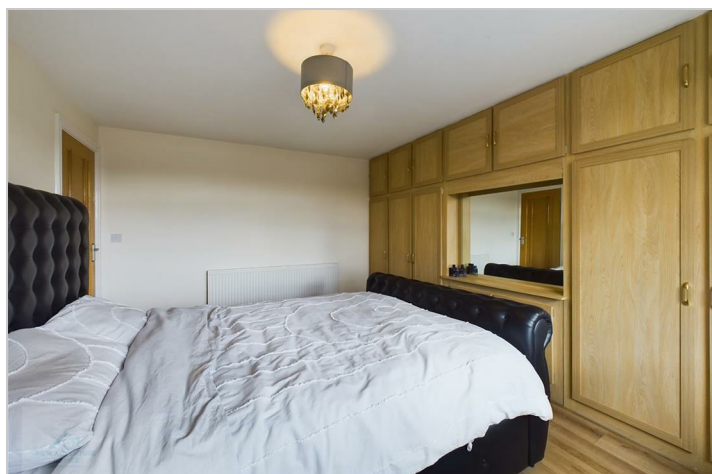
Vacant possession upon completion.

#### Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes,

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Road Map



Hybrid Map



Terrain Map



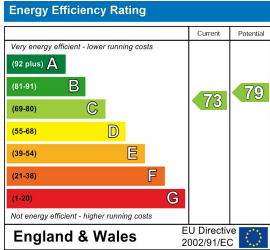
Floor Plan



Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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