

## 24 Capricorn Way, Stoke-On-Trent, ST6 6NN

Asking Price £190,000

- Well Appointed, extended, detached bungalow.
- Open-plan kitchen and living area.
- Ample off road parking.
- Quiet cul-de-sac location.
- Recently updated inside and out.
- Two well proportioned bedrooms.
- Private fully enclosed rear garden.
- Stylish modern interior.
- Refurbished bathroom.
- Upgraded Frontage for instant kerb appeal.

# 24 Capricorn Way, Stoke-On-Trent ST6 6NN

\*\*REDUCED BY £20,000\*\* This well appointed extended detached bungalow is tucked away in a quiet cul-de-sac in Packmoor, with delightful walks right on your doorstep. Recently updated inside and out, the property boasts an upgraded frontage for instant kerb appeal, providing a modern frontage, generous parking, complete with a stylish modern interior.



Council Tax Band: B



**Whittaker & Biggs**  
Est. 1930  
Realtors & Surveyors



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Step inside and you'll find a spacious entrance hall with incorporating utility, this extended & spacious space could offer a versatile area having room to incorporate a home office space, if required. The inner hallway leads to a bright open-plan kitchen and living area. Originally two separate rooms, the space could easily be reinstated if preferred. The lounge features a striking chimney breast with modern acoustic panelling and a feature electric fire, while the kitchen is fitted with on-trend units and integrated appliances, perfect for everyday living and entertaining.

There are two well proportioned bedrooms, along with a refurbished bathroom finished with a contemporary suite and modern tiling.

Outside, the property continues to impress with ample parking to the front and a private fully enclosed rear garden complete with lawned gardens, paved patio, and an additional gravelled seating area, ideal for relaxing or entertaining or as a child's play area.

This ready to move into bungalow offers a low-maintenance lifestyle without compromise, making it an ideal choice for first-time buyers, downsizers, or anyone seeking a stylish home within a sought after location.

#### **Entrance Hall**

Modern Composite double glazed entrance door to the front elevation. UPVC double glazed window and entrance door to the rear aspect. Recessed LED lighting to ceiling. Loft access. Radiator. Built in storage cupboard. Oak effect Laminate flooring.

#### **Open Plan Kitchen / Living Room**

17'7" x 11'6"

Overall measurements.

#### **Kitchen**

UPVC double glazed window to the front elevation.

A selection of modern wall mounted cupboard and base units, with fitted work surfaces incorporating inset a stainless steel sink with drainer and mixer tap.

Open countertop with drop down light points. Integral electric oven, hob and extractor hood. Integrated fridge / freezer. Space and plumbing for a washing machine. Recessed LED ceiling down lighters. Partially tiled walls. Radiator.

Oak effect Laminate flooring.

#### **Lounge**

UPVC double glazed window to the front aspect.

Feature fireplace with acoustic panelled chimney breast, having a wall mounted electric fireplace. Recessed LED lighting. Television point.

#### **Bedroom One**

10'5" x 9'10"

UPVC double glazed window to the rear aspect.

Radiator. Television point.

## Bedroom Two

9'10" x 6'11"

UPVC double glazed window to the rear aspect.

Radiator.

## Bathroom

UPVC double glazed window to the side elevation.

Modern fitted suite comprising a panelled bath with thermostatically controlled shower over. Pedestal wash hand basin. Recessed W/C. Tiled walls. Radiator. Tiled flooring.

## Exterior

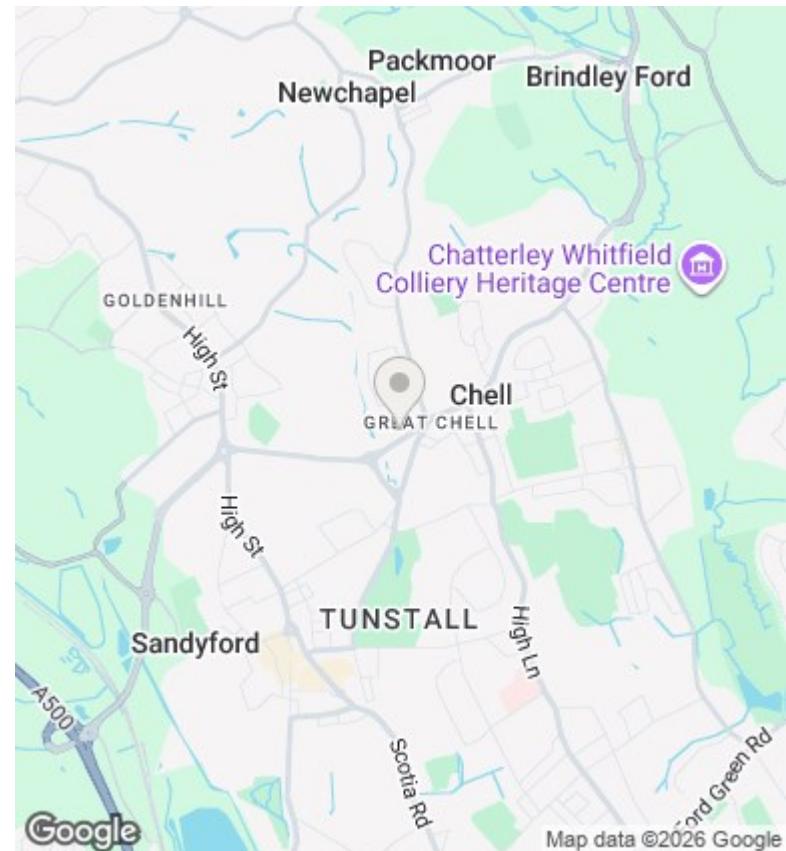
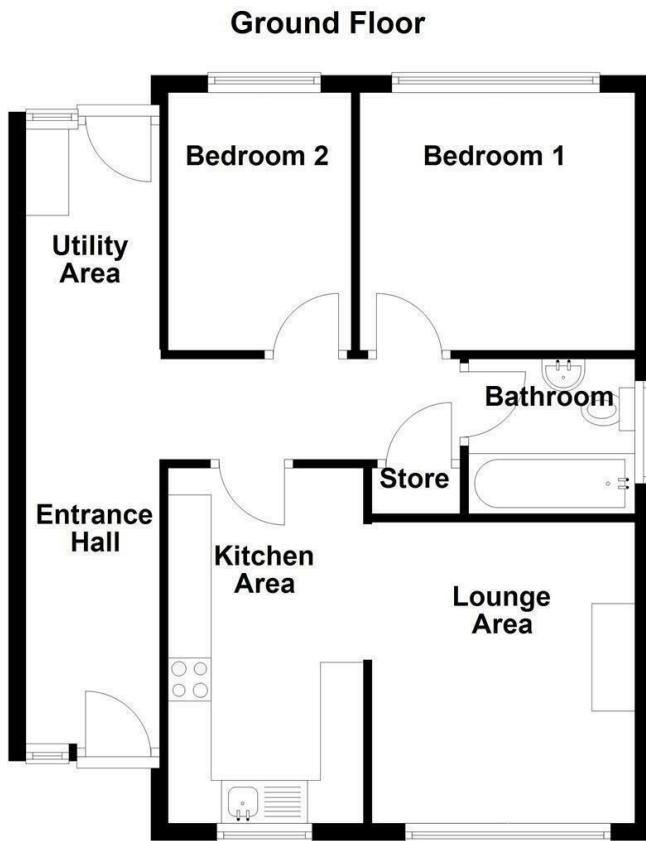
The property enjoys excellent outdoor space.

To the front, the upgraded frontage provides kerb appeal with a gravel garden and paved driveway offering parking for up to three vehicles.

To the rear, a private garden awaits, featuring a paved patio, lawned garden, and a gravelled central pathway leading to a further enclosed gravelled seating area – ideal for outdoor dining, entertaining, or simply enjoying the open horizon views.







## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	