



Matthews Close, Stoke-On-Trent, ST9 9PZ.  
Offers in the Region Of £350,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Matthews Close, Stoke-On-Trent, ST9 9PZ.

This immaculately presented three-bedroom detached family home is nestled within a small quiet cul de sac of contemporary homes, in the desirable location of Stockton Brook.

The property boasts ensuite to bedroom one, 17ft living room, well equipped kitchen with integrated appliances, enclosed garden, driveway for two vehicles and brick constructed garage. You're welcomed into the property via the entrance hallway, with cloakroom off. The living room has a bay window to the side and useful understairs storage cupboard. The modern dining kitchen has a good range of fitted units to the base and eye level, integrated fridge, freezer, dishwasher, induction hob, electric grill, fan assisted oven, space for a washing machine and dining table and chairs, with patio door access onto the garden.

To the first floor are three well proportioned bedrooms, with bedroom one having ensuite shower room. The family bathroom incorporates a panel bath with chrome shower over. Externally to the frontage is a pedestrian path, walled boundary with gated access and to one side is a tarmac driveway, brick garage with up and over door, power, light and storage with ladder access.

To the other side is an enclosed garden, laid to lawn, patio with walled and fenced boundary. The garden also gives access to the rear of the property, with path to the driveway and garage.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, layout, condition and more.

## Situation

Matthews Close is within walking distance of Greenways Primary School. Public houses/restaurants such as Ego, The Lockside and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



### Entrance Hallway

Composite double glazed door and windows to the front elevation, radiator, staircase to the first floor.

### Cloakroom

Lower level WC, built in cistern, radiator, vanity wash hand basin with chrome mixer tap.

### Living Room 17' 2" x 10' 6" (5.24m x 3.21m plus bay)

UPVC double glazed bay window to the side elevation, UPVC double glazed window to the front elevation two radiators, storage cupboard.

### Dining Kitchen 17' 3" x 8' 9" (5.25m x 2.66m)

Range of fitted units to the base and eye level, Lamona integral grill and fan assisted oven, stainless steel one and half bowl sink unit with mixer tap, integral dishwasher, four ring induction hob with extractor fan, gas fired boiler, UPVC double glazed window to the front elevation, plumbing for washing machine, integral fridge/freezer, space for a dining table and chairs, radiator, tiled splashbacks, UPVC double glazed patio doors to the garden.

### First Floor

### Landing

Loft access, radiator.

### Bedroom One 12' 4" x 8' 11" (3.77m x 2.72m)

UPVC double glazed window to the side elevation, radiator.

### Ensuite 8' 11" x 4' 7" (2.72m x 1.39m)

Walk in shower enclosure with chrome fitment, built in cistern, vanity sink unit with chrome mixer tap, chrome heated ladder radiator, UPVC double glazed window to the front elevation, shaver point, extractor fan, inset downlights.

### Bedroom Two 10' 8" x 9' 7" (3.26m x 2.92m)

UPVC double glazed window to the front and side elevation, radiator.

### Bedroom Three 10' 8" x 7' 4" (3.26m x 2.23m)

Radiator, UPVC double glazed window to the side elevation.

### Bathroom

Panelled bath with chrome integral shower and chrome mixer tap, built in cistern, vanity sink unit, tiled, shaver point, chrome heated ladder radiator, UPVC double glazed window to the front elevation, inset downlights.

### Externally

Enclosed garden with walled and fenced boundary, gated access, patio area.

### Garage 10' 0" x 20' 6" (3.05m x 6.26m)

Up and over door, power and light connected, fixed ladder with storage, fully boarded.



Note:  
Council Tax Band: D

EPC Rating: B

Tenure: believed to be Freehold

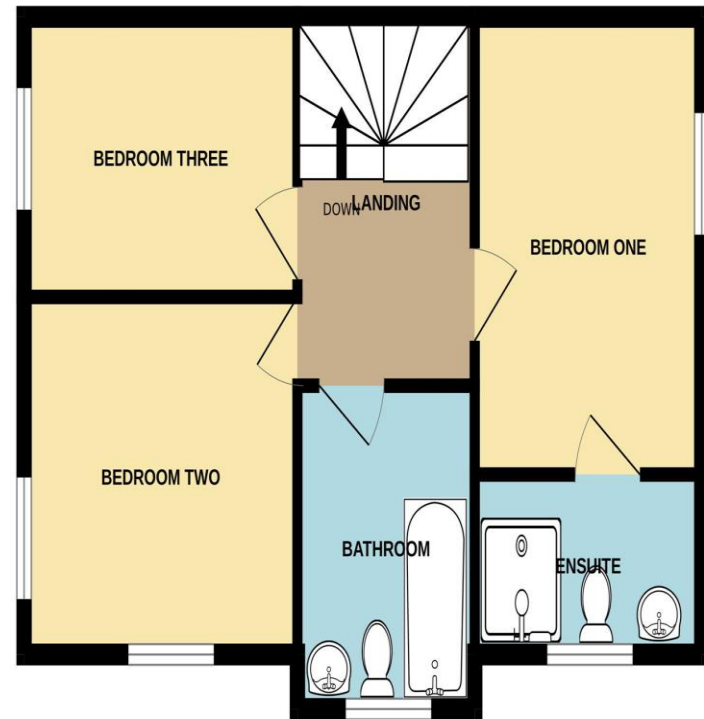




GROUND FLOOR



1ST FLOOR



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## Directions

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