



Minton Grove, Stoke-On-Trent, ST2 7QT.  
Offers in the Region Of £265,000





# Minton Grove, Stoke-On-Trent, ST2 7QT

This beautifully presented five-bedroom town house offers a versatile layout over three floors and is located within a cul de sac location. The property has a bathroom, shower room and ensuite room, five spacious bedrooms, or alternatively three/four bedrooms and further reception rooms, if so desired.

The property has a contemporary kitchen, which has quality fixtures and fittings which include quartz worksurface/breakfast bar, instant boiling water tap, integral microwave, integral fridge/freezer, integral AEG dishwasher, Range style cooker and ample room for a dining table and chairs. A modern utility is also located within the ground floor space, having a range of contemporary white units, corian worksurface, sink and space for a washing machine and dryer. The living room is an impressive space, with Juliet balcony. A low maintenance garden is located to the rear and to the frontage is a driveway providing off street parking for two vehicles.

You're welcomed into the property via the hallway, with useful storage cupboard and airing cupboard off. A modern shower room incorporates an enclosed shower, wall mounted sink and low-level WC. Bedroom four/study is located to the frontage and to the rear bedroom five/play room. The utility room is also located to the rear and provides access to the rear garden. The first floor the landing has built in storage and to the frontage is the living room, with patio doors to the Juliet balcony. To the rear is the kitchen/dining room again with Juliet patio doors.

To the second floor is a landing with three bedrooms which are serviced via the family bathroom. Bedroom one is located to the rear, has built in his and hers wardrobes and an ensuite shower room. To the frontage are two further bedrooms.

Externally is a tarmac driveway located to the frontage and the rear garden is laid to patio, artificial lawn, decked area, fenced boundary with gated access to the side.

A viewing is highly recommended to appreciate this homes versatile layout, cul de sac location and specification.

## Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located on the Doulton development, which is situated on the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.





### Entrance Hallway

Composite style double glazed door with double glazed window to the front elevation, storage cupboard, radiator, airing cupboard, stairs to the first floor.

### Shower Room

Shower enclosure, chrome fitment, wall mounted sink with chrome mixer tap and storage beneath, built in cistern, chrome heated ladder radiator, extractor fan, cupboard, partly tiled.

### Bedroom Four/Study 16' 5" x 8' 4" (5.00m x 2.54m)

UPVC double glazed window to the front elevation, black radiator, storage.

### Bedroom Five/Playroom 10' 8" x 10' 3" (3.24m x 3.13m)

UPVC double glazed patio doors to the rear elevation, radiator.

### Utility Room 10' 7" x 5' 6" (3.23m x 1.68m)

Range of contemporary white fitted units to the base and eye level, inset sink, chrome mixer tap with extendable hose, space for a free-standing fridge freezer, tiled splash backs, radiator, composite style double glazed door to the rear elevation, wall mounted gas fired boiler, plumbing for a washing machine and space for a dryer.

### First Floor

### Landing

Built in storage, radiator.

### Dining Kitchen 16' 2" x 10' 7" (4.92m x 3.23m)

Quartz work surface/breakfast bar, range of fitted units to the base and eye level, integral AEG dishwasher, Range style gas hob, electric oven and grill, extractor above, integral fridge, integral freezer, inset stainless steel sink with a chrome mixer tap and instant boiling water, UPVC double glazed window to the rear elevation, tiled splash backs, black radiator, panelled wall, double glazed Juliet style patio doors to the rear elevation.

### Living Room 16' 2" x 12' 5" (4.94m x 3.78m)

Radiator, UPVC double glazed window to the front elevation, Juliet patio doors onto balcony, UPVC double glazed window to the front elevation.

### Second Floor

### Second Floor Landing

Loft access, radiator, built in cupboard.

### Bedroom One 12' 7" x 10' 7" (3.83m into wardrobe x 3.23m)

UPVC double glazed window to the rear elevation, radiator, built in his and hers wardrobe, en-suite off.

### En-suite

Low level W/C, vanity unit with a chrome mixer tap with storage beneath, shower enclosure with a chrome fitment, fully tiled, electric shaver point, extractor, UPVC double glazed window to the rear elevation.

### Bedroom Two 12' 5" x 8' 8" (3.78m x 2.64m) max measurements

UPVC double glazed window to the front elevation, radiator.

### Bedroom Three 12' 5" x 7' 2" (3.78m x 2.19m)





UPVC double glazed window to the front elevation, radiator.

**Bathroom** 6' 6" x 5' 11" (1.98m x 1.80m)

Panel bath, chrome mixer tap with shower attachment, low level W/C, vanity unit with storage beneath, chrome mixer tap, radiator, fully tiled, extractor.

### Externally

To the front is a block paved and tarmacadam driveway, outside storage. To the rear is a patio area, artificial grass, decked area, LEDs, fenced boundary, timber shed, outside water tap. To the side, gated access.

Note:  
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold





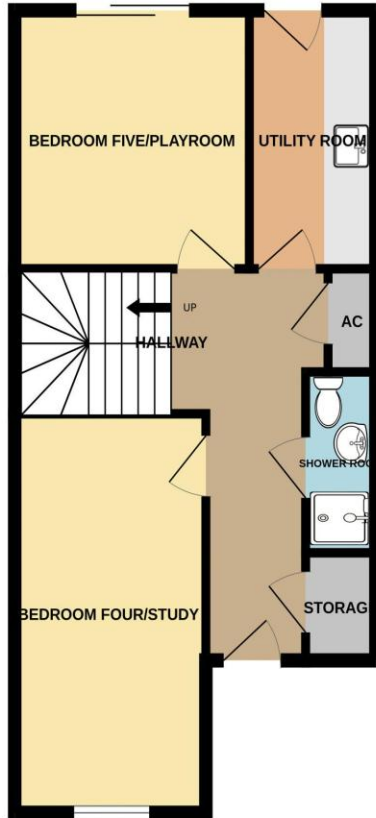








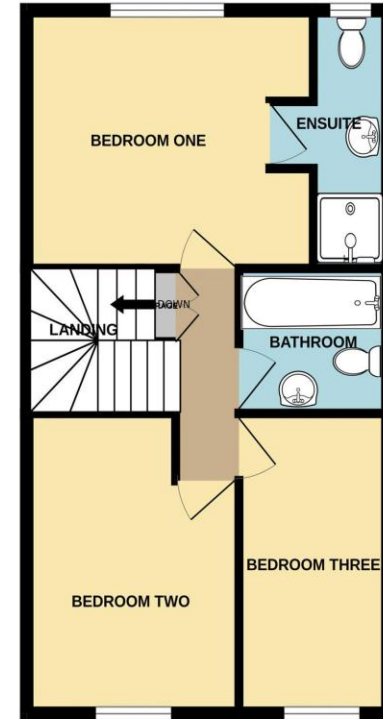
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

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