



Horton Drive, Stoke-On-Trent, ST3 5HJ
OIRO £289,000

Whittaker Est. 1930
& Biggs

Horton Drive, Stoke-On-Trent, ST3 5HJ

This extended three bedroom semi detached family home is nestled within an impressive elevated plot, providing stunning views to both the front and rear.

Parkhall Country Park is situated to the rear of the property, with gated access from the garden.

The property boasts two reception rooms, 16ft conservatory, open plan kitchen/dining room, utility, cloakroom and integral garage.

To the first floor are three bedrooms, bathroom and a useful loft space, having a fixed staircase. You're welcomed into the property via the porch, then through to the hallway, with useful cloakroom off.

A sitting room is located to the front of the property, providing excellent views through the bay window and marble style fireplace. The sitting room opens through to the living room, again having a marble style fireplace and patio doors to the rear garden.

The open plan L-shaped kitchen/dining room has a good range of fitted units, electric range style cooker, extractor, access to the conservatory, utility and integral garage.

The conservatory is of Upvc double glazed construction, has a glazed roof and patio doors to the garden. The utility provides space for a washing machine, fridge and the Worcester gas fired boiler.

The garage has up and over electric door, power, light and fitted units.

To the first floor the landing provides access to three spacious bedrooms and a fitted bathroom suite.

The suite has a p-shaped bath, mixer tap with shower attachment, vanity wash hand basin and WC.

The loft room is accessed from bedroom two, via a fixed staircase and has a radiator, power/light connected and this space could be utilised in a number of ways.

Externally to the frontage is a tarmac driveway, access to the garage, stepped access to the front door. To the rear is an area laid to lawn, patio areas, hedged boundaries, well stocked borders.



Entrance Porch

UPVC double glazed windows and door to the front elevation. UPVC double glazed window to the side elevation.

Hallway

Stairs to the first floor, radiator, UPVC double glazed door and window to the front elevation, cloakroom off.

Cloakroom

Low-level WC, sink unit, radiator, partly tiled.

Sitting Room 11' 4" x 11' 1" (3.45m x 3.37m plus bay)

UPVC double glazed bay window to the front elevation radiator, marble style fireplace.

Living Room 13' 8" x 11' 4" (4.17m x 3.46m)

Marble style fireplace, living flame gas fire, radiator, UPVC double glaze patio doors to the rear elevation, UPVC double glaze windows to the rear elevation.

Dining Kitchen 16' 9" x 16' 1" (5.11m x 4.89m) max measurements

Range of fitted units to the base level and eye level, range style cooker with extractor over, composite sink with drainer, chrome mixer tap, radiator, space for dining table and chairs. Access to an integral garage, UPVC double glazed patio doors into the conservatory, UPVC double glazed windows, utility off.

Conservatory 16' 6" x 11' 1" (5.04m x 3.38m)

UPVC double glazed construction, glass roof, UPVC double glazed patio doors to the rear, power connected

Utility Room 6' 9" x 6' 0" (2.06m x 1.83m)

Radiator, UPVC double glazed window to the rear elevation, Worcester gas fired boiler, plumbing for washing machine, space for a fridge.

Integral Garage 14' 4" x 8' 5" (4.36m x 2.56m)

Up and over electric door, light, power, base units.

First Floor

Landing

UPVC double glazed window to the side elevation.

Bedroom One 13' 10" x 11' 4" (4.21m x 3.46m)

Radiator, UPVC double glazed window to the rear.

Bedroom Two 11' 4" x 11' 0" (3.46m x 3.36m) max measurements

UPVC double glazed bay window to the front elevation, radiator, built in wardrobe, access to the loft room.

Loft Room 16' 1" x 12' 9" (4.91m x 3.89m) reducing head height

Fixed staircase, radiator, light and power connected.

Bedroom Three 7' 5" x 6' 8" (2.27m x 2.03m)

Radiator, UPVC double glazed window to the front elevation.

Bathroom 7' 5" x 6' 5" (2.25m x 1.96m)

P-shaped panel bath, chrome mixer tap with shower attachment, low-level WC, vanity wash handbasin, chrome heated ladder radiator, UPVC double glazed window to the rear, partly tiled.

Externally

To the front, tarmacadam driveway, hedged boundaries, steps and patio to the front door, well-stocked borders To the rear, patio area, area laid to lawn, hedged and fenced boundaries, gravel area, courtesy lighting, well-stocked borders.



Note:
Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold







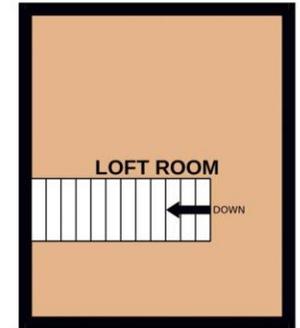
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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