

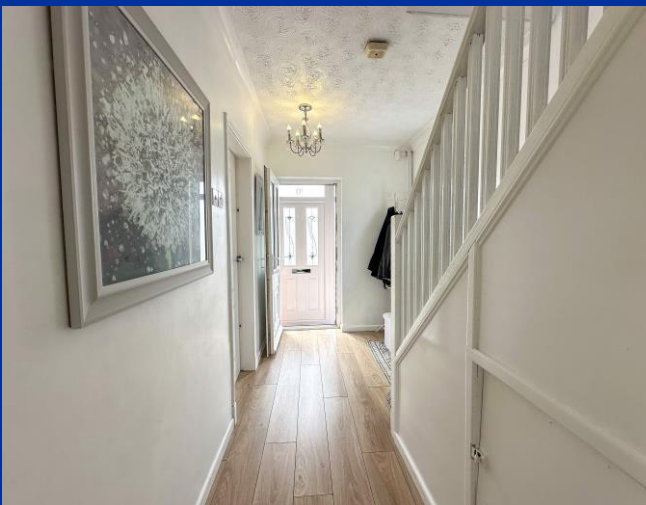


Wilding Road, Ball Green, ST6 8BA.
Offers Over £240,000

Whittaker Est. 1930
& Biggs

Wilding Road, Ball Green, ST6 8BA.

This detached home sits proudly in a generous size plot that adjoins open playing fields to the rear aspect as well as for reaching views on the horizon over Chatterley Whitfield Heritage Park. This Family home offers lots of potential to extend the existing accommodation and is an ideal property for those looking for a turn key opportunity close to local amenities and schools. Internally the property is presented to a high standard. There is a family size bay fronted lounge and separate dining room, which offers the potential to knock through to the adjoining kitchen to create an open plan kitchen diner. Adjoining the dining room is a rear conservatory with self cleaning glass, which allows views over the garden and the adjoining playing fields. The kitchen has shaker style units complimented by luxurious black granite worktops. The kitchen also has a rear bay window, which overlooks the garden and a useful pantry store. You enter into the property via an enclosed porch, which leads to a spacious hallway giving access to the ground floor rooms and the first floor landing. Even the landing has views on the horizon over Chatterley Whitfield Heritage Park, as does the third bedroom, which also has built in wardrobes. The front bedroom is fitted with a range of bedroom furniture with matching drawers and bedside tables. Worthy of particular mention has to be the modernised shower room, which has been done to a high specification, including a double walk-in shower cubicle and modern suite with fully tiled walls. Externally on the approach of the property you are met by a generous frontage, with a tarmac drive with a block paved edge that extends to the side of the property allowing ample parking for several vehicles a caravan/motorhome. In addition to the generous driveway there is a detached garage and adjoining workshop. The rear garden is a fantastic size, having a substantial stone paved patio, which adjoins the long lawn garden with hedge boundary further Indian stone paved patio, which has feature inset lighting. The patio has been designed & landscaped to enjoy the open rear aspect.



Entrance Porch

Fully enclosed Upvc entrance porch composite modern front entrance door & decorative glazed panel with matching full length obscured panels to both sides. Tiled floor, double glazed front entrance door giving access into the hallway.

Entrance Hall

Stairs to the first floor landing, UPVC double glazed window to the side aspect, radiator. Oak effect laminate flooring, coving to ceiling, under stairs cupboard.

Lounge 12' 10" x 13' 2" (3.92m x 4.02m) Into Bay

Having a Upvc walk-in bay window to the front aspect, feature polished stone fireplace with gas fire, coving to ceiling, radiator. Continuous oak effect laminate flooring leading through to the dining room, archway into:-

Dining Room 11' 3" x 7' 10" (3.44m x 2.39m)

Having coving to ceiling, radiator, continuous oak effect laminate flooring, door through to kitchen, Upvc double doors to conservatory.

Conservatory 9' 2" x 7' 11" (2.79m x 2.42m) Max

Upvc construction with a dwarf brick built base wall having windows to the rear and side aspect, double glazed French doors with full length glazed panels allowing views over the garden and adjoining playing fields. Self cleaning tinted roof, radiator, oak effect laminate flooring.

Kitchen 11' 11" x 12' 8" (3.64m x 3.86m)

Having a range of modern white shaker style units with black granite worksurfaces over & matching up stands. Bay window to the rear with built in sink unit having a ceramic sink with chrome mixer tap over. Space for a gas cooker with a black chimney style extractor fan over, plumbing for washing machine, plumbing for

dishwasher, space for tall standing fridge freezer, open display shelving with granite, pantry store, composite side entrance door with decorative glazed panel, grey modern vinyl flooring.

First Floor Landing

Having UPVC double glazed window to the side aspect with views on the horizon, radiator.

Shower Room 8' 11" x 5' 5" (2.72m x 1.65m)

2.72 m x 1.65 m. Refurbished luxurious shower room with a double width Walk in shower cubicle having a fixed glaze shower screen and a dual shower with fixed rainfall showerhead and separate detachable shower, low profile shower tray. Modern wash hand basin with vanity storage unit, WC with concealed system, towel radiator, wood effect tiled flooring, Upvc obscured window to the rear aspect, fully tiled walls.

Bedroom One 13' 0" x 9' 8" (3.97m x 2.95m)

Having a Upvc double glazed window to the rear aspect with for reaching views over the adjoining playing fields. laminate flooring, radiator, built-in wardrobe, access to loft space. Coving to ceiling.

Bedroom Two 10' 11" x 13' 0" (3.34m x 3.97m) Max

Having range of fitted bedroom furniture comprising of wardrobes, bedside drawers with mirror shelving, fitted headboard and matching dressing table. 2 Upvc double glazed windows to the front aspect, radiator, coving to ceiling, laminate flooring.

Bedroom Three

6' 7" x 7' 4" (2.0m x 2.24m)

Having Upvc double glazed window to the front aspect, radiator.



Externally

the property is approached from the roadside via double metal gates giving access onto the extensive driveway allowing ample off-road parking also extended to the side of the property and giving access to the garage. Gated access to the rear gardens which are laid to lawn with adjoining Indian stone paved patio areas .

Detached Garage

Having electric light and power and adjoining workshop.

Note:

Council Tax Band: C

EPC Rating: Band D.

Tenure: believed to be freehold









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34 High Street Biddulph Stoke-On-Trent Staffordshire ST8
6AP
T: 01782 522117
E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930