



Haven Avenue, Sneyd Green, ST6 1RL.  
£240,000

Whittaker Est. 1930  
& Biggs

## Haven Avenue, Sneyd Green, ST6 1RL.

This extended detached family home sits proudly on a substantial corner plot, with wrap around gardens to three sides.

This property has had recent upgrades, including a recently built front porch and professionally landscaped imprinted concrete patio all to the entirety of the frontage, creating a usable garden space which is attractive and yet low maintenance.

The property has two reception rooms & four bedrooms over two floors, including a modern family bathroom to the first floor and a ground floor bedroom, which has access to an adjoining shower room.

Of course, the accommodation is versatile and could be used as third reception room, if a ground floor fourth bedroom isn't required.

There is a modern kitchen with integrated appliances, a pantry store, and an adjoining conservatory providing an open plan dining kitchen.

Serving the kitchen there is an extended utility room and access to the ground floor bedroom/reception room and separate shower room.

The main lounge has a cast-iron multifile stove and adjoins a separate reception room with sliding patio doors giving access to the rear gardens.



Externally the gardens wrap around the entirety of the property with usable garden space to three sides. The rear garden is fully enclosed and of low maintenance being laid to paving with feature borders.

There is also an additional garden area which has a metal workshop which could also be incorporated as part of the main garden. To the rear aspect there is a driveway providing off-road parking with metal gates providing security.

The property is located nearby to well performing primary and secondary schools, as well as having direct road access to the Potteries and neighbouring towns.

This is a fantastic size family home offering spacious accommodation that will suit larger families or those wanting to create separate annex accommodation.

Viewing is advised to appreciate the size of the accommodation.

#### **Front Porch 7' 5" x 7' 5" (2.26m x 2.27m)**

Recently built having UPVC double glazed windows to the front and side aspect, composite front entrance door with clear panel. Tiled floor.

#### **Entrance Hall**

UPVC double glazed front entrance door with obscured glazed side panel, radiator, tiled flooring, stairs off to 1st floor landing. Wall mounted alarm controls.

#### **Kitchen 10' 10" x 9' 4" (3.31m x 2.84m)**

Having a range of modern wall mounted gloss cupboard & base units with solid oak worksurface, incorporating a composite one and a half bowl single drainer sink unit with mixer tap. A range of quality integrated appliances including a five ring gas hob with black splashback and matching wall glass splashback, black matt chimney style extractor fan & integral electric combination oven, integral dishwasher. Space for fridge, tiled floor, under cupboard lighting, walk in pantry store. Opening into the conservatory.

#### **Conservatory 7' 0" x 6' 8" (2.14m x 2.03m)**

Having a brick base with UPVC double glazed windows to the rear & side aspect, tiled flooring, and radiator.

#### **Utility Room 7' 7" x 7' 10" (2.30m x 2.40m)**

Having a fitted wall mounted cupboard and base units with incorporating breakfast bar, plumbing for washing machine and space for tumble dryer. UPVC double glazed obscured windows to the rear & side aspect, side entrance door with obscured glazed panel. Tiled floor and wall.

#### **Inner Hallway**

Having continuous tiled floor and radiator.

#### **Shower Room 5' 4" x 8' 6" (1.63m x 2.60m)**

Having an enclosed shower cubicle with a multi shower system with overhead shower plus detachable shower head. Wash hand basin set in vanity storage unit with incorporating WC. Fully tiled walls and floor, heated towel radiator.

#### **Ground Floor Bedroom 8' 9" x 9' 5" (2.67m x 2.86m)**

Having a double-glazed window to the front aspect, recess lighting to ceiling, and radiator.



**Lounge** 11' 5" x 12' 1" (3.49m x 3.69m)

UPVC window to the front aspect, gloss oak effect wooden flooring, multi fuel stove with oak effect lintel set upon a slate tiled hearth.

**Family Room/ Dining Room** 11' 1" x 8' 10" (3.37m x 2.69m)

Having a radiator, UPVC double glazed sliding patio doors to the rear garden.

**First Floor Landing**

Having a double glazed window to the side aspect, and built in store cupboard with fitted shelving.

**Family Bathroom** 5' 7" x 7' 11" (1.71m x 2.42m)

Having a white suite comprising of panelled bath with thermostatically controlled shower with fixed rainfall showerhead and detachable showerhead, glaze shower screen, shower mixer tap, low level WC, pedestal wash hand basin. Heated towel radiator, tiled walls, tiled effect flooring, double glazed obscured windows to the rear aspect.

**Bedroom 1** 12' 2" x 11' 5" (3.7m x 3.49m)

Having a double glazed window to the rear aspect, and radiator.

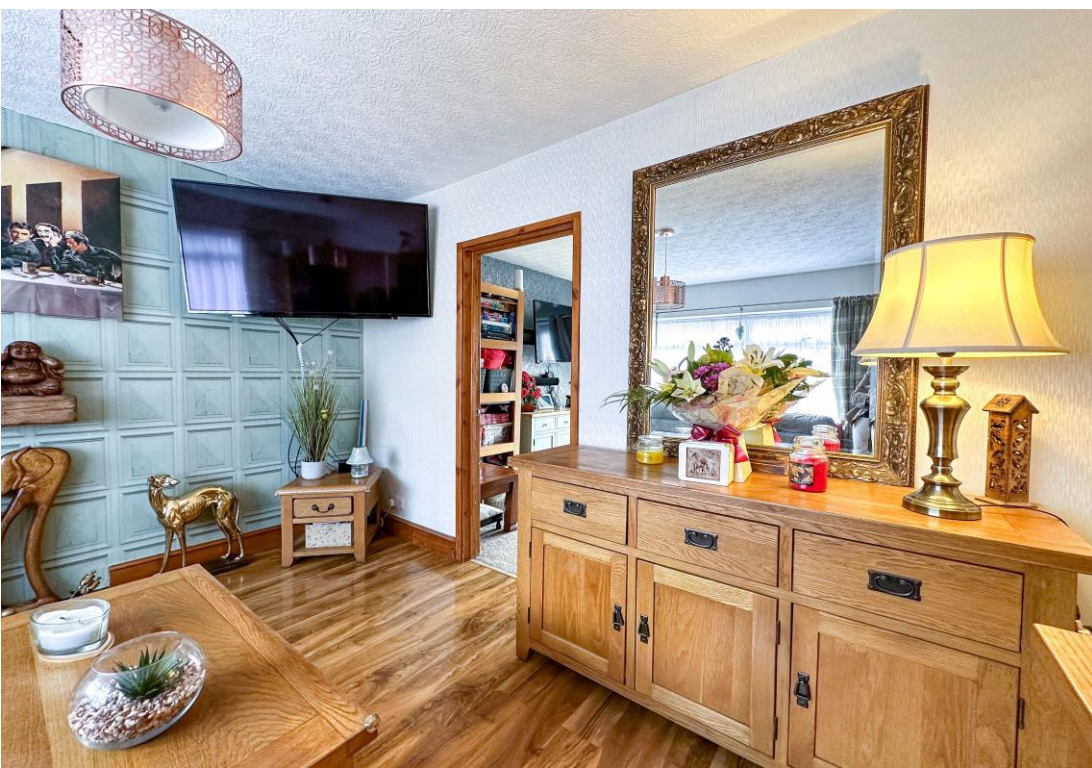
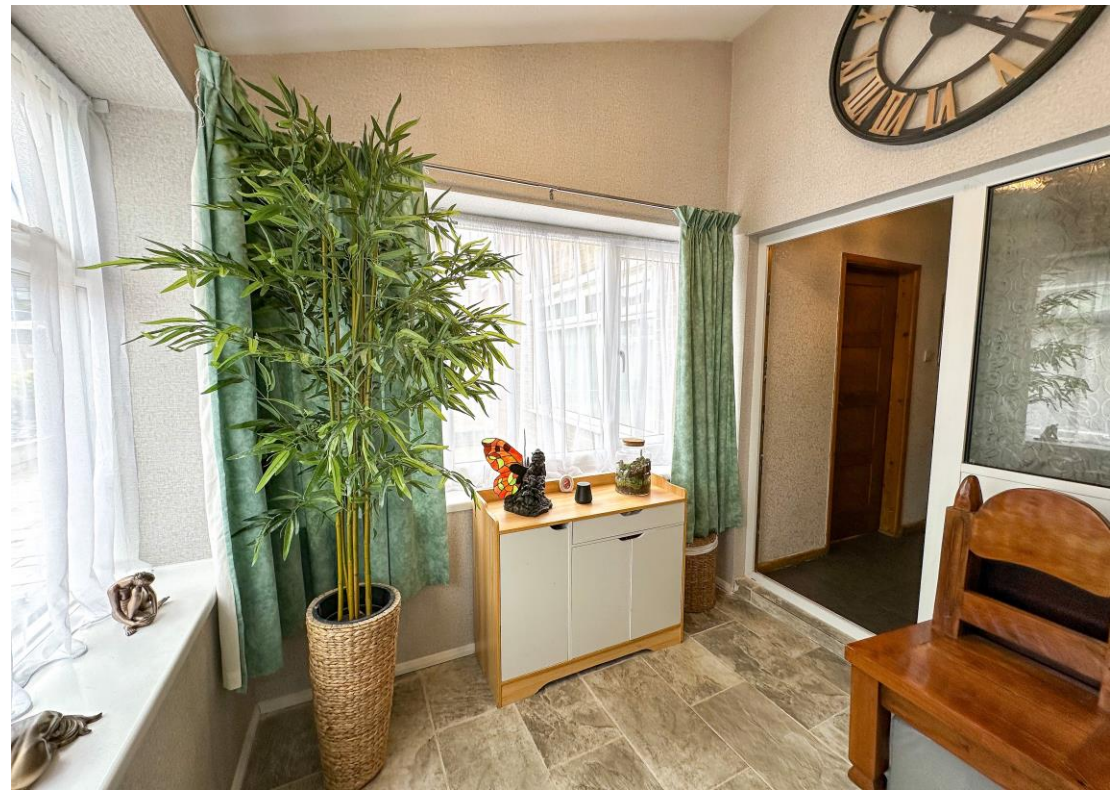
**Bedroom 2** 10' 4" x 11' 5" (3.14m x 3.49m)

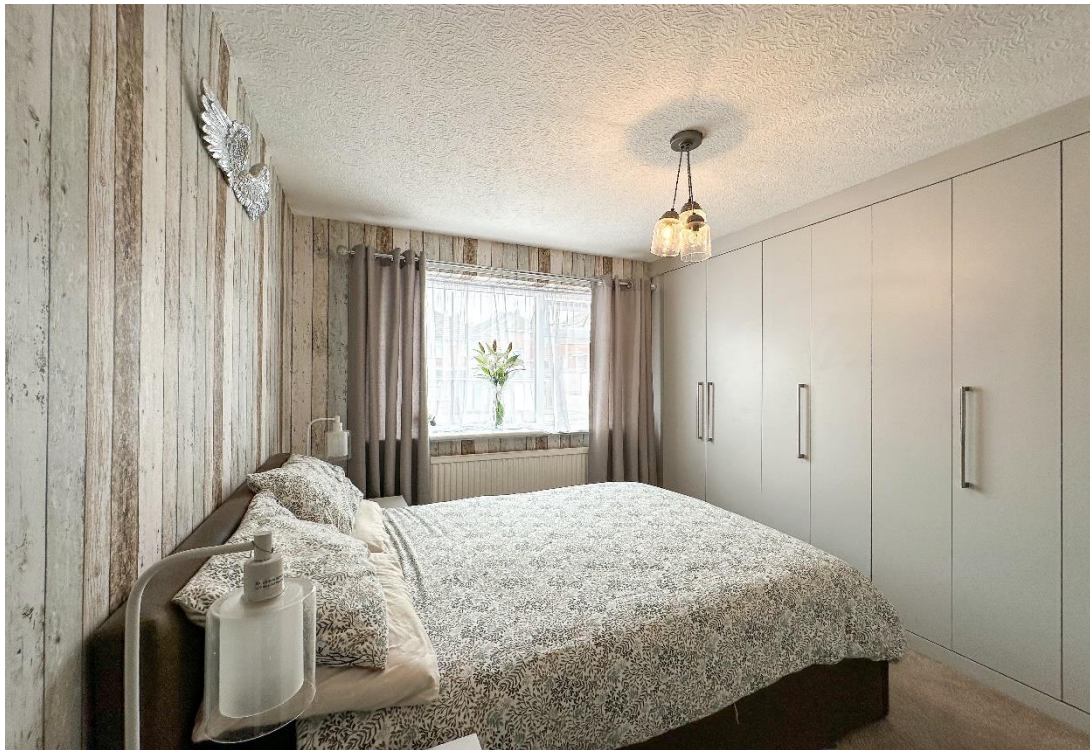
UPVC double glazed window to the front aspect, radiator, and a range of fitted wardrobes to side wall.

**Bedroom 3** 8' 0" x 7' 5" (2.44m x 2.25m)

Having a UPVC double glazed window to the front aspect, and radiator.









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

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

