

## 30 Canary Grove, Wolstanton, Newcastle, Staffordshire, ST5 0GB



**Freehold £295,000**



Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and spacious modern day detached home situated on an envious plot which allows for off road parking to the front along with a desirable rear garden. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the versatile accommodation comprises of entrance hall, stunning open plan fitted kitchen/diner, lounge, utility room, downstairs WC, sitting room and to the first floor are four double bedrooms along with an en-suite shower room and master bathroom. The location is perfect for access to Festival Park, Wolstanton Retail Park along with providing ease of access to the A500. Internal Inspection Is A Must !

### ENTRANCE HALL

With composite double glazed frosted front access door, pendant light fitting, smoke alarm, ceramic tiled flooring, panelled radiator, stairs to first floor landing, BT telephone point (Subject to usual transfer regulations), power points and sliding door reveals access off to;

### OPEN PLAN FITTED KITCHEN / DINING ROOM 7.87m x 3.28m maximum (25'10" x 10'9" maximum)

With Upvc double glazed window front, Upvc double glazed French doors to rear, two light fittings, seven spotlight fittings, a range of base and wall mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, quartz work surfaces with built in bowl and a half sink unit with instant hot water tap with heater beneath, built in brushed stainless steel five ring gas hob unit with extractor hood above, built in Zanussi oven/grill, built in Zanussi fridge/freezer, integrated dishwasher, ceramic tiled flooring, power points, built in larder cupboard, kick board heater, vertical radiator and oak part panelled part glazed bi-fold doors lead off to;



## LOUNGE 4.17m x 3.63m (13'8" x 11'11")

With Upvc double glazed window to rear, six spotlight fittings, modern double vertical radiator, feature media wall with six inset display shelves, space for TV along with sound bar plus built in modern feature electric fire, TV aerial connection, BT & Sky connection points (Subject to usual transfer regulations) and power points.

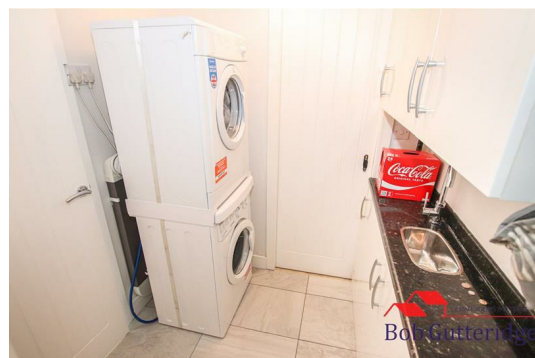


## INNER LOBBY

With recess to understairs, wall light fitting, built in storage cupboard, power points and access to

## UTILITY ROOM 1.65m x 1.75m (5'5" x 5'9")

With pendant light fitting, base and wall mounted high gloss white storage cupboards providing ample domestic cupboard space, round edge work surface in granite effect with built in stainless steel sink unit with mixer tap above, ceramic tiled flooring, plumbing for automatic washing machine with space for stacked condenser dryer above, power points and doors to rooms including;



### **DOWNSTAIRS WC 1.80m x 0.89m (5'11" x 2'11")**

With Upvc double glazed frosted window to side, pendant light fitting, Worcester boiler providing the domestic hot water and central heating systems, a white suite comprising of built in WC with shelves to sides, wall mounted vanity sink unit with chrome mixer tap above, ceramic tiled flooring and vinyl cushion flooring.



### **SITTING ROOM 2.87m x 2.64m (9'5" x 8'8")**

With Upvc double glazed window to front, four spotlight fittings, electricity consumer unit, TV aerial connection point, panelled radiator and power points.



### **FIRST FLOOR LANDING**

With access to loft space, smoke alarm, pendant light fitting, panelled radiator, built in airing cupboard providing ample storage space and doors to rooms including;



### **BEDROOM ONE (FRONT) 3.45m + door recess x 3.33m (11'4" + door recess x 10'11")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, TV aerial socket, power points and a sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space. Door leads off to;





### **EN-SUITE SHOWER ROOM 1.65m x 1.52m (5'5" x 5'0")**

With three spotlight fittings, extractor fan, electric shaver socket, a white suite comprising of low level WC, pedestal sink unit, built in double shower cubicle with electric shower, panelled radiator and vinyl cushion flooring.



### **BEDROOM TWO (REAR) 3.28m x 2.62m (10'9" x 8'7")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and built in double wardrobe with over bed storage providing ample domestic hanging space and storage space.



### **BEDROOM THREE (REAR) 3.25m to wardrobe frontage x 2.64m (10'8" to wardrobe frontage x 8'8")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals built in wardrobes providing ample domestic hanging space and storage space.



### **BEDROOM FOUR (FRONT) 3.12m x 3.28m (10'3" x 10'9")**

With Upvc double glazed window to front, pendant light fitting, panelled radiator, power points and sliding wardrobe door reveals a built in wardrobe providing ample domestic hanging space and storage space.



## FIRST FLOOR BATHROOM 1.98m x 1.68m (6'6" x 5'6")

With four spotlight fittings, extractor fan, a modern built in suite comprising of built in WC, vanity sink unit with chrome mixer tap above, "L" shaped bath / shower unit with thermostatic direct flow shower with central chrome mixer tap and vinyl cushion flooring.



## EXTERNALLY



## FORE GARDEN

With an extended tarmac frontage allowing for off road parking for three vehicles with mature shrubs to borders along with slate chipping along with access alongside the property to;



## REAR GARDEN

Bounded by timber post and timber fencing, a Indian stone paved area providing ample patio and sitting space, metal works, tiered down with an artificial grassed area providing ease of maintenance and tiered down further with a composite decked area providing patio sitting space plus a garden store.



## COUNCIL TAX

Band 'D' amount payable to Newcastle under Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

