

Chillington Way Norton Heights Stoke-On-Trent ST6 8GA



Offers In The Region Of £360,000

Chillington Way, Norton Heights, Stoke-On-Trent, ST6 8GA

Looking for your next FAMILY HOME -
One you would be proud to call your own? -
We have this DETACHED HOUSE in a POPULAR location -
Having so much FAMILY ACCOMMODATION -
FOUR BEDROOMS, BATHROOM & EN SUITE -
& BEAUTIFUL GARDEN, make this property complete -
BEAUTIFULLY PRESENTED all the way through -
Could this be the perfect home just for you? -
Need to be quick if you wish to view -
Ring DEBRA TIMMIS ESTATE AGENTS & we will arrange it for you

Nestled in the desirable area of Norton Heights, this executive detached house on Chillington Way offers a perfect blend of comfort and style. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The property boasts a spacious lounge, ideal for relaxation and entertaining, alongside a stylish fitted kitchen that seamlessly flows into a dining area, perfect for family meals and gatherings.

This impressive residence features four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience. The additional three bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's spaces. A family bathroom serves the other bedrooms, providing ample facilities for the household. The house is equipped with double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, you will find lovely gardens that offer a tranquil retreat, along with off-road parking and an integral garage, providing both convenience and security.

This property is not just a house; it is a home that promises a comfortable lifestyle in a sought-after location. With its modern amenities and spacious layout, it is an ideal choice for families or anyone looking to enjoy the benefits of a detached home in a friendly community. Do not miss the opportunity to make this wonderful property your own.

Entrance Hall

Wood effect laminate floor. Radiator. Stairs off to the first floor. Useful storage cupboard.

Separate WC

5'6" x 3'8" (1.70 x 1.14)

Low level WC and wash hand basin. Laminate flooring. Radiator.

Lounge

18'2" into box window max narrowing to 12'9" x 12' (5.54 into box window max narrowing to 3.89 x 3.91)

Double glazed box window to the front aspect. Two radiators. Coving to ceiling. Access into the kitchen/diner.

Kitchen/Diner

19'6" x 14'8" max narrowing to 10'9" (5.95 x 4.49 max narrowing to 3.30)

Open-plan comprises;

Kitchen Area

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Integral fridge/freezer, dishwasher, five ring gas hob and built-in oven. Inset ceramic sink. Inset ceiling spot lights. Tiled floor. Double glazed window.



Dining Area

Laminate flooring. Double glazed French door with access into the rear garden. Coving to ceiling. Inset ceiling spot lights.

Utility

8'10" x 4'11" (2.70 x 1.51)

Wall mounted unit, plumbing for automatic washing machine. Cupboard housing gas central heating boiler. Personal door with access into the integral garage. Rear door access. Tiled floor.

First Floor

Landing

Double glazed window. Radiator. Airing cupboard. Loft access.

Master Bedroom

12'11" x 12'10" into robe (3.95 x 3.92 into robe)

Double glazed window. Fitted wardrobes. Radiator. Access into the en-suite shower room.



En-Suite Shower Room

6'4" x 6'3" (1.95 x 1.92)

Modern suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Part tiled splash backs. Double glazed window. Radiator.

Bedroom Two

11'8" x 9'10" (3.58 x 3.00)

Double glazed window. Built-in wardrobe. Radiator.



Bedroom Three

11'0" x 9'1" (3.37 x 2.77)

Double glazed window. Built-in wardrobes. Radiator.

Bedroom Four

10'5" to robe x 9'3" (3.19 to robe x 2.82)

Double glazed window. Radiator.

Bathroom

8'0" x 7'5" (2.44 x 2.27)

Modern suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Radiator.

Externally

To the front aspect there are lawn gardens. Driveway providing off road parking. Access to the garage. Enclosed rear garden with patio seating area and lawn garden.



Garage

17'4" x 8'11" (5.29 x 2.74)

Power and light. Up and over door.



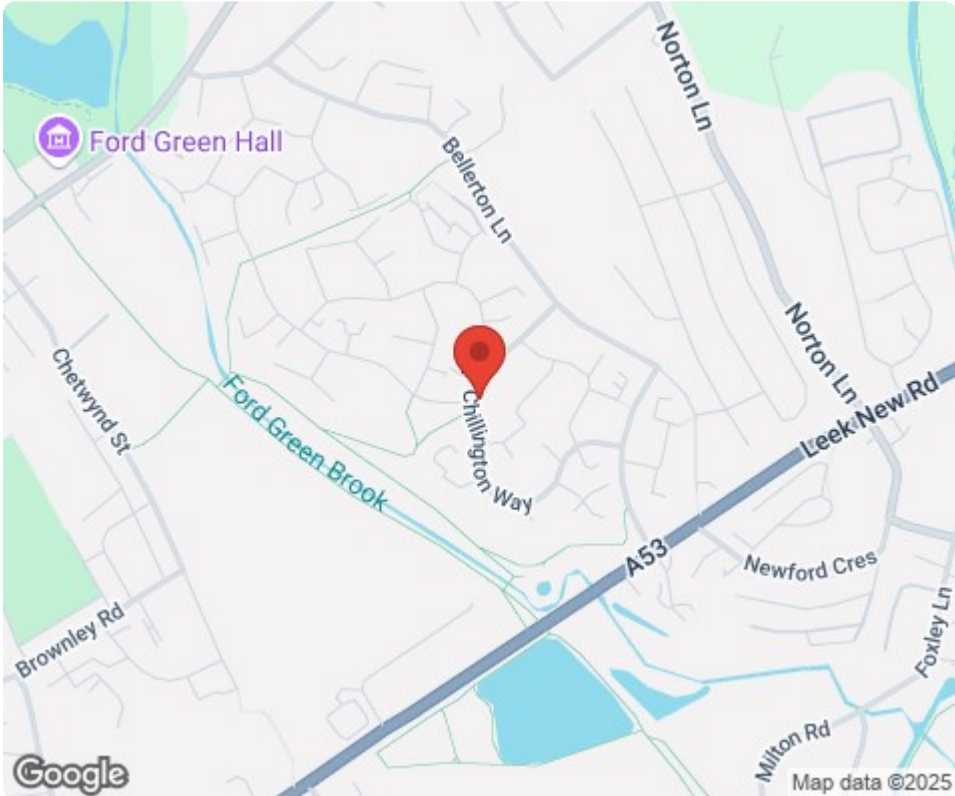
Approx Gross Internal Area
140 sq m / 1508 sq ft



Ground Floor
Approx 70 sq m / 752 sq ft

First Floor
Approx 70 sq m / 757 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	85
England & Wales		EU Directive 2002/91/EC

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