

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



11 Houseman Drive, Parkhall, Stoke-On-Trent, ST3 5SB

£252,000

- Watch Our Online Video Tour!
- Prime Parkhall Position
- Fitted Kitchen/Dining Room
- Separate Study
- Sun Trap Garden
- Detached, Distinctive And Unique
- Altered And Extended
- Garden Room
- Three Good Bedrooms

## DETACHED, EXTENDED, UNIQUE AND VERY IMPRESSIVE!

Thanks to a two storey extension at the front this detached house has a unique and distinctive appearance complemented by a superb extended family sized accommodation within!

A delightful and comfortable lounge leads into a fully fitted and very spacious combined kitchen with dining area beyond which you'll find a lovely sun room/garden room with patio doors leading out into the garden. The ground floor accommodation also features a separate snug/ study/ playroom and a very useful cloakroom/wc/utility room.

On the first floor all three bedrooms are of a really good size and there is also a practical family bathroom with a white suite and shower over the bath.

This house has a lovely west facing suntrap back garden a carport to the side and as well as off road parking in the block paved driveway there's the opportunity to create even more off road parking space by utilising the front garden.

See our online virtual tour and for more information call us on 01782 594595 or e-mail [sales@austerberry.co.uk](mailto:sales@austerberry.co.uk)



## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Radiator. UPVC double glazed door and UPVC double glazed window with fitted roller blind. Radiator.

### LOUNGE

15'5 x 14'6 max, 11'6 min (4.70m x 4.42m max, 3.51m min)

Laminate flooring. Radiator. Elegant and traditional style fireplace with living flame gas fire. UPVC double glazed window with white venetian blind. Under stairs cupboard with gas combi boiler.

### SPACIOUS KITCHEN WITH DINING AREA

14'5 x 13'7 (4.39m x 4.14m)

Grey laminate flooring. Two radiators. Excellent range of wall cupboards and base units with an off white finish, soft close doors and drawers and integrated appliances to include gas hob, under oven and stainless steel hood, fridge and freezer. Breakfast bar. Space for table and chairs. Part tiled walls. UPVC double glazed patio doors leading into the...

### SUNROOM

11'7 x 9' (3.53m x 2.74m)

Laminate flooring. UPVC double glazed patio doors with fitted blinds leading out into the west facing garden. UPVC double glazed double doors leading into the...

### SNUG/ STUDY/ PLAY ROOM

11'1 x 9' 8 (3.38m x 2.74m 2.44m)

Laminate flooring. Radiator. UPVC double glazed window with fitted vertical blinds between this room and the sun room. Access from this room and the kitchen into the...

### SIDE HALL

Tiled floor. UPVC double glazed door and window into the drive/carport. Fitted shelving and cupboards. Very useful storage cupboard. Door into the...

### CLOAKROOM/UTILITY ROOM

Tiled floor. White low level wc and wash basin. Washing machine and dryer. UPVC double glazed window to the front of the room.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window with white venetian blind. Access to the loft. Airing cupboard with radiator and shelving.

### BEDROOM ONE

14' x 8' (4.27m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window with white venetian blind.

### BEDROOM TWO

10'1 x 8' (3.07m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

### BEDROOM THREE

13'10 x 5'11 max, wall to wall (4.22m x 1.80m max, wall to wall)

Fitted carpet. Radiator. UPVC double glazed window with white venetian blind.

### BATHROOM/WC

6' x 6'1 (1.83m x 1.85m)

Tiled floor and walls. White suite featuring a panelled bath with shower and screen over, eash basin and wc within a fitted unit. UPVC double glazed window with fitted roller blind. Radiator. Spotlights. Extractor.

### OUTSIDE

To the rear of the house is a sun trap garden on two levels featuring storage sheds and an impressive palm tree!

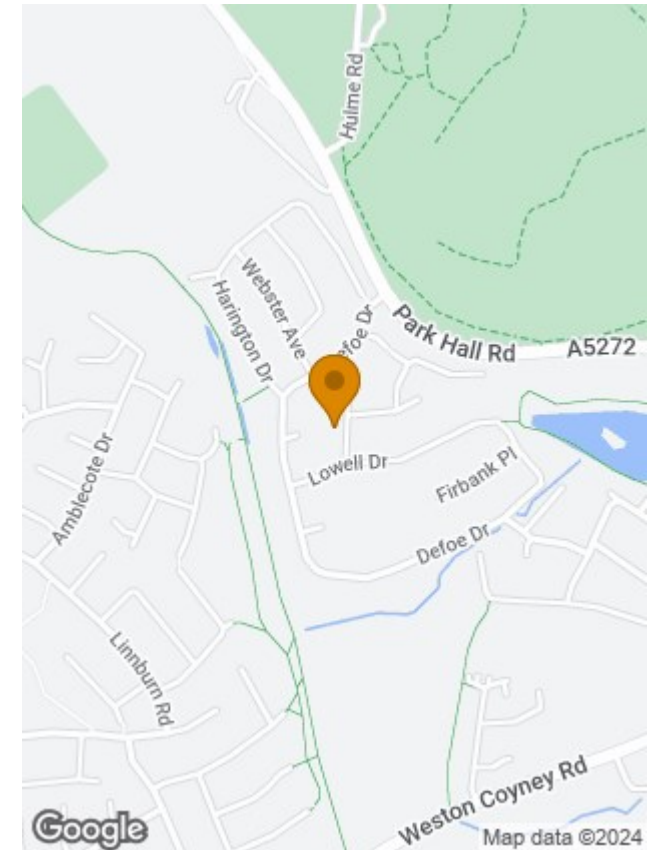
There's a low maintenance landscaped front garden and a block paved driveway with gates leading to the...

### CARPORT





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

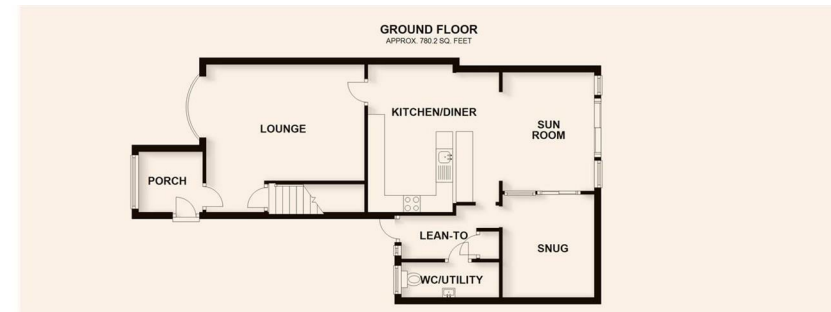


MATERIAL INFORMATION Tenure - Freehold  
Council Tax Band - C



#### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



TOTAL AREA: APPROX. 1173.1 SQ. FEET

Plan produced by www.firstproperty.com. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plans produced using PLANiQ.

To arrange a viewing or for any further information, please contact Austerberry on  
01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

**Austerberry**<sup>TM</sup>  
the best move you'll make