



St Dominics Place, Hartshill

Stoke-On-Trent, Staffordshire, ST4 7BQ

£310,000



STAMP DUTY PAID (T & C APPLY) Not your average new build, this fantastic four bedroom detached home with gardens that wrap all around the property is a must view. To the downstairs there is a large entrance hallway with WC off, a spacious lounge with French doors into the garden and a superb open plan kitchen diner with integrated Bosch appliances. To the upstairs there are four bedrooms (three with fitted wardrobes), an en-suite and family bathroom. An internal inspection is highly advised to appreciate the accommodation on offer. Call 01782 206713 to arrange your viewing.

Front

Entrance Hallway

Kitchen/Diner

14'10 x 20'9 max (4.52m x 6.32m max)



Having a range of wall and base units over incorporating; sink/drainage, integrated double-grill cooker, gas hobs with extractor over, integrated dishwasher, integrated washer/dryer and integrated fridge/freezer. Radiator, double glazed window to side and french doors to side.

Lounge

11'4 x 20'9 max (3.45m x 6.32m max)



Having radiator, french doors to rear and double glazed windows to front.

Cloakroom

3'4 x 5'6 (1.02m x 1.68m)



Having W.C and wash hand basin. Radiator and double glazed window to rear.

Landing

Bedroom One

11'4 x 9' max (3.45m x 2.74m max)



Having radiator and double glazed window to side.

Bedroom Two

10'5 x 9' (3.18m x 2.74m)

Having radiator and double glazed window to rear.

Bedroom Three

8'4 x 10'8 (2.54m x 3.25m)

Having radiator and double glazed window to front.

Bedroom Four

7' x 11'6 (2.13m x 3.51m)

Having radiator and double glazed window to front.

Ensuite

5'11 x 6'4 (1.80m x 1.93m)



Having white three piece suite comprising; W.C, wash hand basin and shower cubicle. Heated towel rail and double glazed window to rear.

Family Bathroom

7' x 9'3 (2.13m x 2.82m)



Having white four piece suite comprising; W.C, wash hand basin, panelled bath and shower cubicle. Heated towel rail and double glazed window to front.

Front

Providing off road parking.

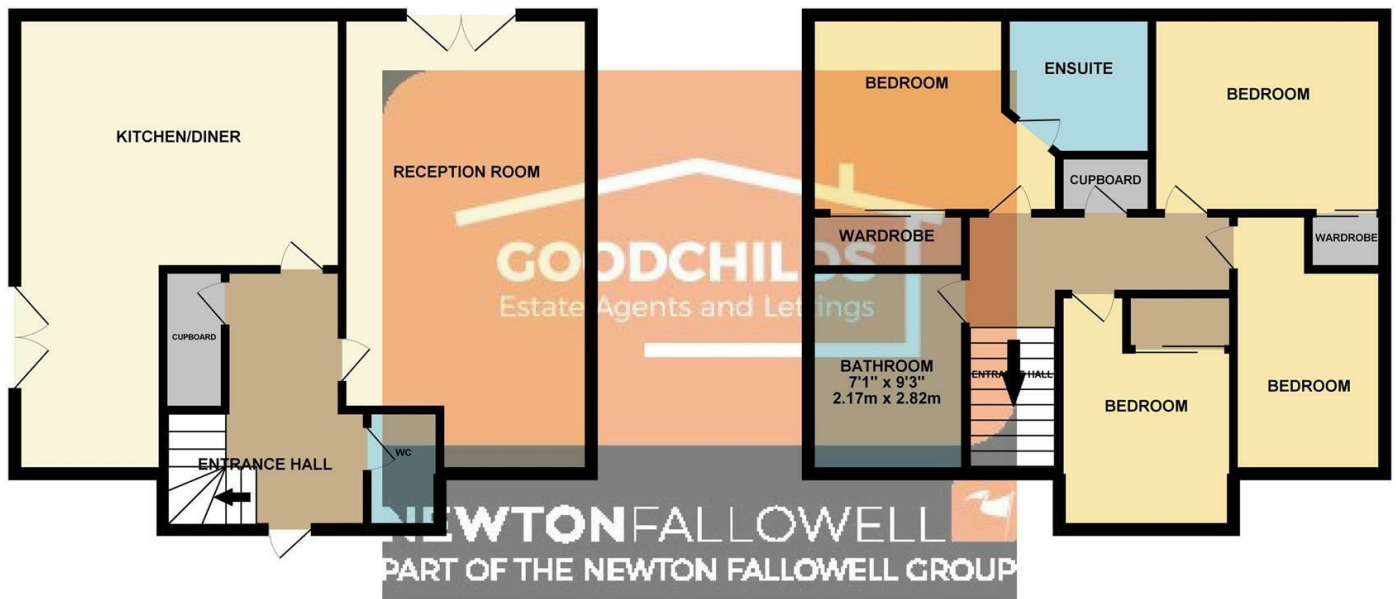
Rear



Having rear garden mainly laid to lawn with full height fence panels.

GROUND FLOOR

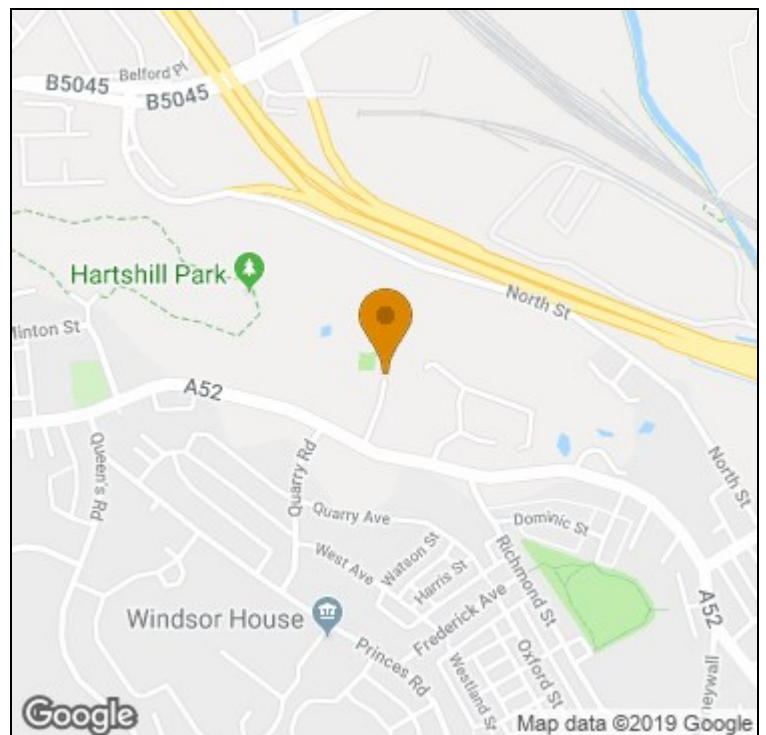
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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