



Ostler Drive, Weston Coyney

Stoke-On-Trent, Staffordshire, ST3 6QT

Offers In Excess Of £240,000



IMMACULATELY PRESENTED DETACHED HOME - If you have been in search of a beautiful family home with a great sense of space, well planned layout throughout, quality fixtures and fittings as well as a stunning rear garden, then scroll no more, this four bedroomed detached home is the one for you! Located in the popular area of Weston Coyney, offering a wealth of amenities within easy reach, then this home is perfect for the growing family in our opinion. The property, in brief, comprises; Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Landing, Four Bedrooms, Ensuite & a Family Bathroom. Externally the property benefits from off road parking and a Garage.

Front



Small lawn and driveway providing off road parking and access to garage.

Entrance Hallway

3'5 x 17' (1.04m x 5.18m)



Radiator and composite door to front.

Ground Floor Cloakroom

2'11 x 5'8 (0.89m x 1.73m)



White W.C and wash hand basin. Radiator and double glazed window to front.

Lounge

10'1 x 18'5 (3.07m x 5.61m)



Radiator. electric fire with surround and double glazed window to front.

Kitchen/Diner

17'1 x 13'4 max (5.21m x 4.06m max)



Range of wall and base units with preparation work surfaces over incorporating sink/drainers. Double oven, gas hobs with extractor over, dishwasher and fridge/freezer. Radiator, double glazed window to rear and UPVC french doors to rear.

Utility Room

6' x 5'4 (1.83m x 1.63m)



Radiator, plumbing for an automatic washing machine and door to side.

Landing



Storage cupboard and double glazed window to side.

Bedroom One

9'5 x 10' (2.87m x 3.05m)



Radiator, built-in wardrobes and double glazed window to front.

Ensuite

6'2 x 5'2 (1.88m x 1.57m)



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

Bedroom Two

9'10 x 9'10 (3.00m x 3.00m)



Radiator and double glazed window to rear.

Bedroom Three

7'4 x 8'8 max (2.24m x 2.64m max)



Radiator and double glazed window to front.

Bedroom Four

6'11 x 9'10 (2.11m x 3.00m)



Radiator and double glazed window to rear.

Family Bathroom

6'2 x 6'8 (1.88m x 2.03m)



White three piece suite comprising; W.C, wash hand basin and panelled bath. Radiator and double glazed window to side.

Garage

8'6 x 17'3 (2.59m x 5.26m)

Up-and-over door to front, wall mounted boiler and door to rear garden.

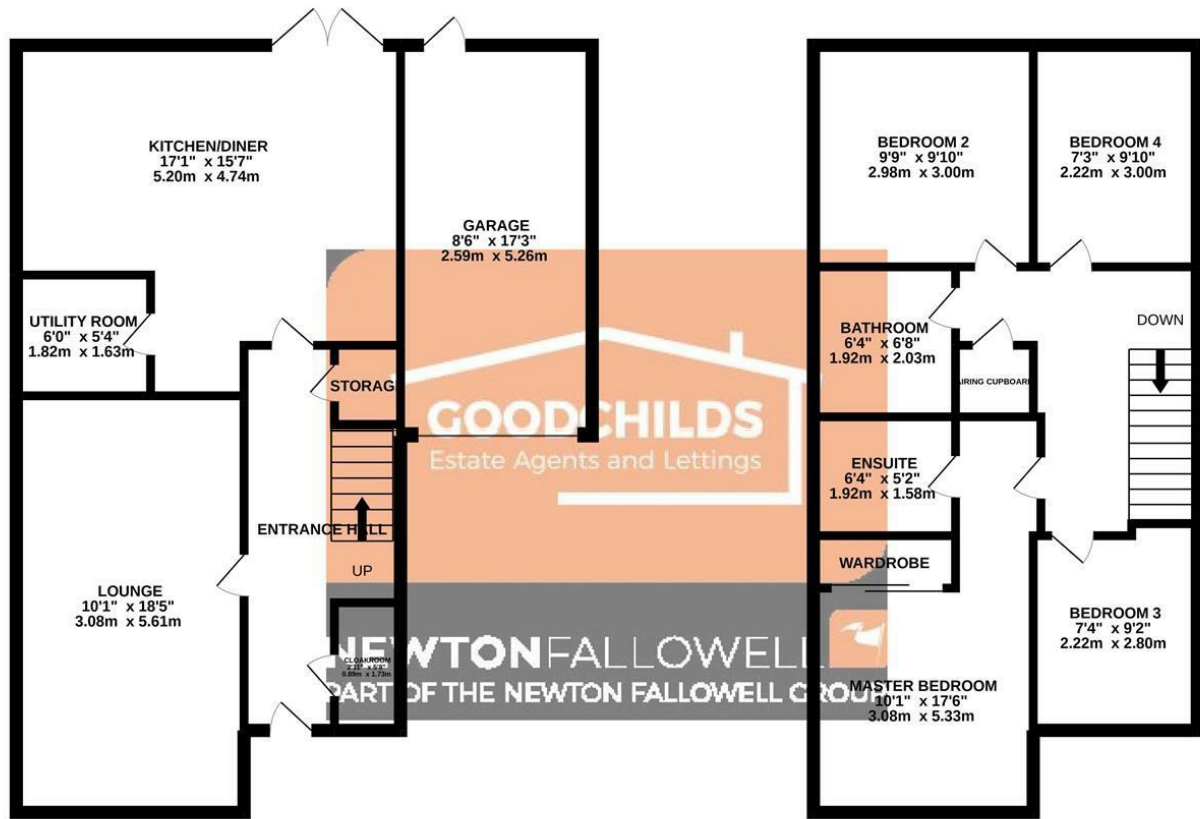
Rear



Low maintenance rear garden with artificial turf and decked seating area.

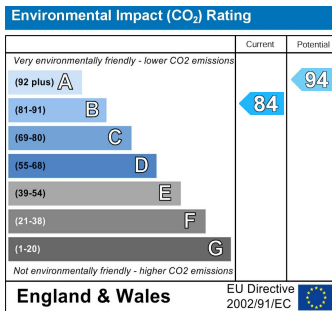
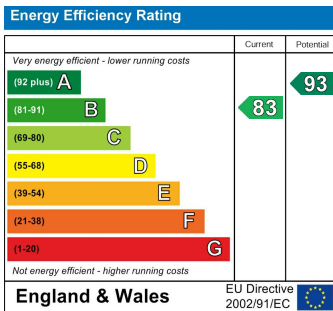
GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.

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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