

Offers in Excess of
£295,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



5



2



2



5 REASONS WHY WE LOVE THIS HOUSE:

1

There's no place like home! Click those heels and you will find your next home! Excellently located for good schools and commuter links.

2

A fabulous open plan living dining room with feature skylights and french doors out to the rear garden.

3

Immaculately presented throughout having been renovated by the current owners to add in bedroom five and a fantastic utility room.

4

A sumptuous master bedroom boasts a luxurious ensuite bathroom with bath and separate shower. The family bathroom services the other rooms.

5

Plenty of parking is on offer for the whole family with road, rail and bus links close to hand if required.



EPC: C

Stoke-On-Trent
8, Seaton Close, Staffordshire, ST3 7UP

01785 814917
stone@jamesdupavey.co.uk



"There's no place like home, there's no place like home" click those ruby heels and you will find yourself right at home in Seaton Close! A well appointed modern family home ready and waiting for you home hunters. Internally comprising a lovely entrance hall through to a fabulous utility room complete with excellent storage. Also downstairs is an alluring bedroom with feature skylights making it simply luxurious. Through the hallway is a Guest WC, bright living room and kitchen with a range of appliances. We aren't done yet, you won't need a magic wand to conjure magnificent family living with a huge living dining spreading across the back of the house with feature skylights and french doors out to the rear garden. Follow the yellow brick road to the first floor where you are greeted by four fabulous bedrooms. The master suite will have you feeling right at home with a luxurious ensuite and far reaching views towards the city. Bedroom two and three have built-in storage and bedroom four is a welcome addition. A family bathroom provides excellent space to soak the day away. Externally a private rear garden is mainly laid with astro turf with a patio seating area for a drink to toast your excellent choice! A driveway to the front affords ample parking, with excellent schools and commuter links just down the yellow brick road! So click those heels and think "there's no place like.. SEATON CLOSE"!

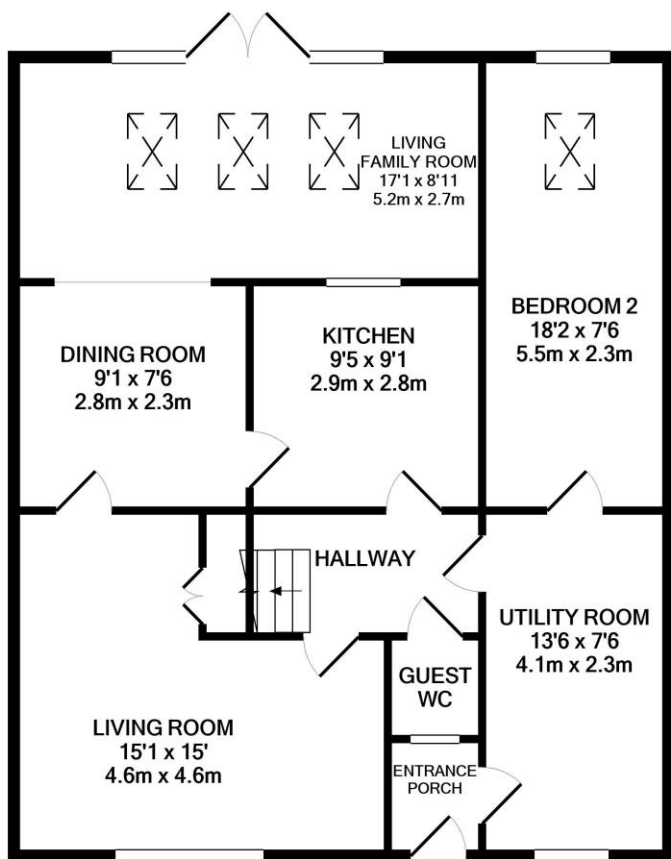
Directions

From our Stone office head along the A520 to Rough Close. At the roundabout take the 2nd exit onto Lightwood Road/A5005 and after

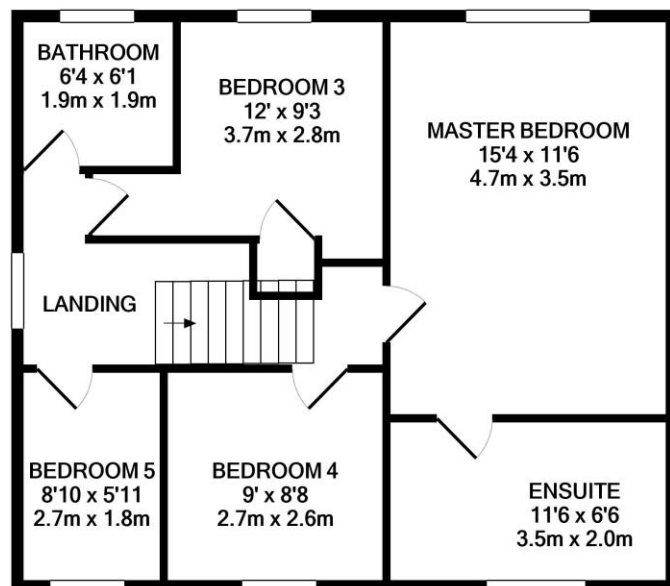
1.2 miles turn right onto Castleton Road. Turn left onto Seaton Close where the property will be identified by our For Sale board.



James Du Pavey - Stone



GROUND FLOOR



1ST FLOOR

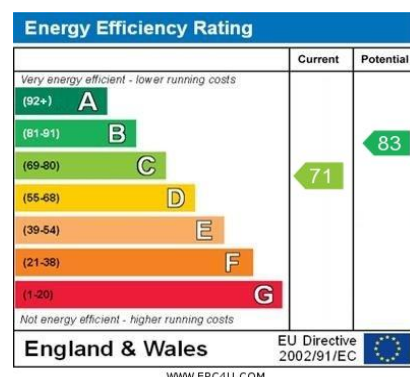
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2021



Tenure: Freehold –

Council Tax Band: C

Notes:



01785 814917

stone@jamesdupavey.co.uk



Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

James Du Pavey
INDEPENDENT ESTATE AGENTS

Christchurch House Christchurch Way Stone Staffordshire ST15 8BZ
01785 814917 | stone@jamesdupavey.co.uk | www.jamesdupavey.co.uk

