



## 34 Woodland Avenue, Norton Green, Stoke-On-Trent, ST6 8ND

Offers In The Region Of £269,950

- Immaculately presented three bedroom semi detached home
- Excellent rural views to the front and rear
- Bay fronted windows
- Two reception rooms
- Driveway and garage
- Cul de sac location
- Contemporary kitchen and bathroom
- Substantial rear garden
- Hallway with storage

# 34 Woodland Avenue, Stoke-On-Trent ST6 8ND

Nestled in the charming cul-de-sac of Woodland Avenue, Norton Green, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and classic appeal. The property has been meticulously maintained and is presented to an excellent standard throughout, making it an ideal home for families or those seeking a peaceful retreat.

The house features two spacious reception rooms that provide ample space for relaxation and entertaining. The contemporary kitchen is well-equipped, ensuring that cooking and dining experiences are both enjoyable and efficient. The modern bathroom complements the home's stylish interior, catering to the needs of a busy household.



Council Tax Band: C



### **Entrance Hallway**

Composite door with uPVC double-glazed side panels. Hallway includes radiator, tiled floor, stairs to first floor, under-stairs storage/drawers, and telephone point.

### **Living/Dining Room**

11'3" max measurement x 28'6"

UPVC double-glazed bay window and UPVC double-glazed patio doors. Feature gas fire with marble style surround and hearth. Two radiators. Wall lights.

### **Kitchen**

13'1" x 7'10"

uPVC double-glazed window and patio doors. Fitted with wall and base units and worktops. Integrated fridge-freezer. Four-ring gas hob with extractor fan. Electric oven. Stainless steel sink with mixer tap and single drainer. Radiator. Tiled floor.

### **First Floor**

#### **Landing**

Upvc double glazed window.

#### **Bedroom One**

11'3" max measurement x 13'10"

Radiator, Upvc double glazed bay window.

#### **Bedroom Two**

11'3" max measurement x 11'3"

Upvc double glazed window, radiator, telephone point and loft access.

#### **Bedroom Three**

6'5" x 6'0"

Upvc double glazed window and radiator.

#### **Bathroom**

6'3" x 8'7"

Upvc double-glazed window. White suite with panel bath, shower screen, chrome shower fitment over and mixer tap. Vanity sink unit with mixer tap /drawers and low-level WC. Tiled walls, ceiling spotlights. Chrome heated towel rail.

#### **Externally**

Externally, the property has a block-paved driveway leading to the garage, steps to the front door, railings and a hedge and shrubbery border. The private rear garden includes a fenced lawn, Indian stone patio areas and path, raised well stocked border, shed and gated access to the side.

#### **Garage**

13'10" x 6'8"

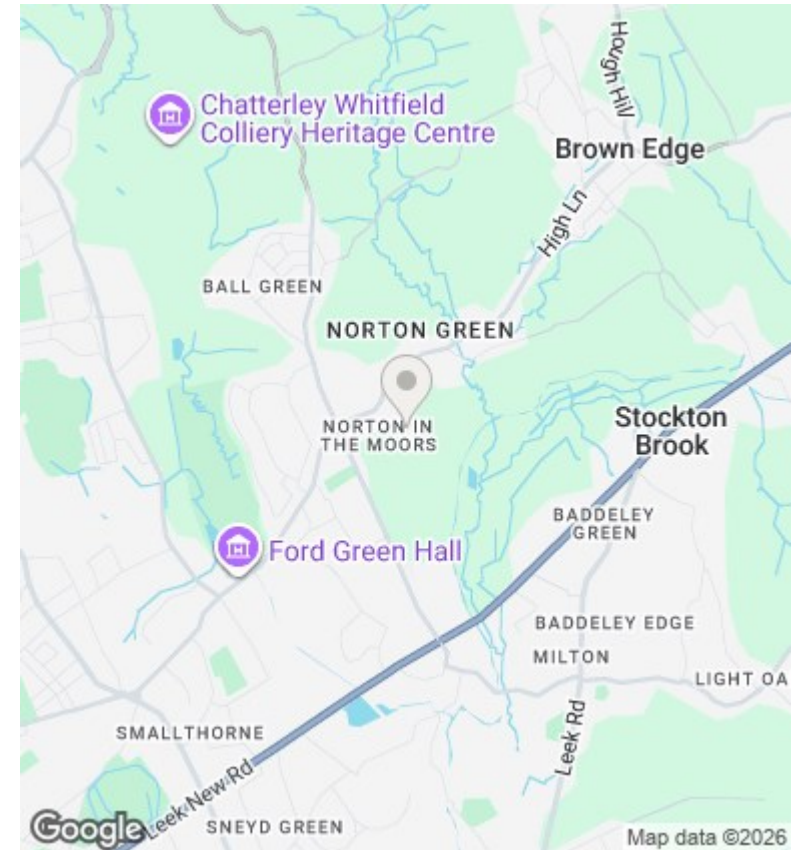
Double doors to the front, wall mounted combination boiler, light, Upvc double glazed window to the side.







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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

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