Debra TIMMIS
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Chasewater Drive Norton Heights Stoke-On-Trent ST6 8GH

Offers In Excess Of £230,000

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Chasewater Drive, Norton Heights, Stoke-On-Trent, ST6 8GH

Have we got something special for you -
STUNNING THREE STOREY HOME ready to view -
THREE SPACIOUS BEDROOMS, family bathroom and en-suite -
a generous lounge, kitchen/diner and conservatory/garden room for all the family to meet -
Low maintenance frontage, garage and off road parking for your car -
Delightful landscaped rear garden to chill & view the stars -
this property you really need to view -
contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Welcome to this stylish and elegant property located on Chasewater Drive in the desirable Norton Heights. This impressive three-storey house offers a spacious and comfortable living environment, perfect for families or those seeking a modern lifestyle.

As you enter the property, you are greeted by a welcoming entrance hallway that leads to a beautifully presented lounge, ideal for relaxation and entertaining. The heart of the home is the impressive fitted kitchen, which flows seamlessly into the dining area and a stunning conservatory/garden room, complete with a media wall, creating a perfect space for family gatherings or quiet evenings in.

The first floor features two well-proportioned bedrooms, accompanied by a family bathroom that caters to all your needs. Ascend to the second floor, where you will find the master bedroom, complete with an en-suite shower room, providing a private retreat for the homeowners.

Outside, the landscaped rear garden offers a tranquil space for outdoor enjoyment, whether it be for gardening, entertaining, or simply unwinding in the fresh air. Additionally, the property benefits from a garage and parking, ensuring convenience for you and your guests.

Situated in a popular location, this home is close to local amenities and excellent commuter links, making it an ideal choice for those who value both comfort and accessibility. Viewing is highly recommended to fully appreciate the charm and sophistication this property has to offer. Don't miss the opportunity to make this beautiful house your new home.

Entrance Hall
With stairs off to the first floor. Radiator.

Lounge
15'9" x 12'0" (4.82 x 3.67)
Double glazed bow window to the front aspect. Inset feature electric fire. Radiator.

Kitchen/Diner
Open-plan comprises;

Kitchen
9'7" x 6'11" (2.94 x 2.12)
Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly beautifully presented fitted kitchen with a range of contemporary wall and base units, integrated appliances include fridge, freezer, four ring gas hob, extractor over and built-in oven. Inset sink with quooke tap. Cupboard housing gas central heating boiler. Open access into the dining area.

Dining Area
9'6" x 7'11" (2.91 x 2.42)
Feature panel radiator. Fitted breakfast table with cupboards below. Access to the WC. Access to the conservatory/garden room.

Separate WC
5'3" x 4'5" max (1.62 x 1.35 max)
With low level WC and wash hand basin. Extractor fan.

Conservatory/Garden Room
13'2" x 8'11" (4.03 x 2.73)
Stylish media wall with inset electric fire and space for TV. Sky lights. Inset ceiling spot lights. Radiator. Double glazed windows and double glazed French doors with access into the rear garden. Underfloor heating,

First Floor

Landing
Airing cupboard. Door access to the stairs to the second floor. Radiator.

Bedroom Two
15'6" x 8'6" (4.73 x 2.60)
Two double glazed windows. Two radiators. Built-in wardrobe.

Bedroom Three
10'2" x 8'7" (3.11 x 2.63)
Double glazed window. Radiator.

Family Bathroom
7'3" max x 6'6" (2.22 max x 2.00)
Suite comprises, panel bath with shower over, pedestal wash hand basin and WC. Part tiled walls. Radiator. Double glazed window.

Second Floor

Master Bedroom
12'3" x 12'0" into recess (3.75 x 3.67 into recess)
Double glazed window. Built-in wardrobes. Radiator. Access to the en-suite shower room.

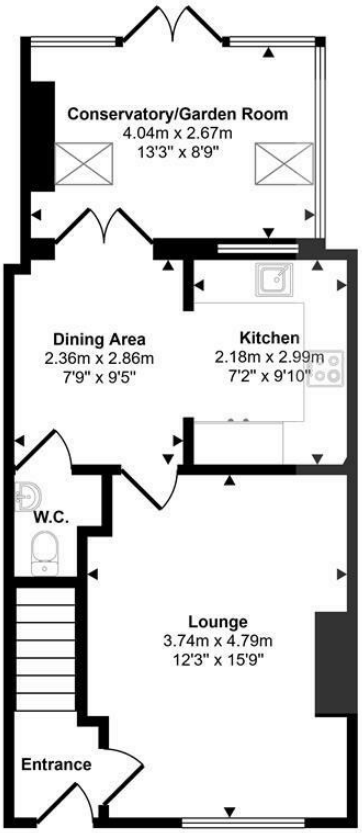
En-Suite Shower Room
5'1" x 4'4" (1.57 x 1.33)
Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and WC. Sky light. Radiator.

Externally
To the front aspect there is a low maintenance gravel feature garden. Enclosed landscaped rear garden with patio seating areas and artificial lawn garden. Gated access.

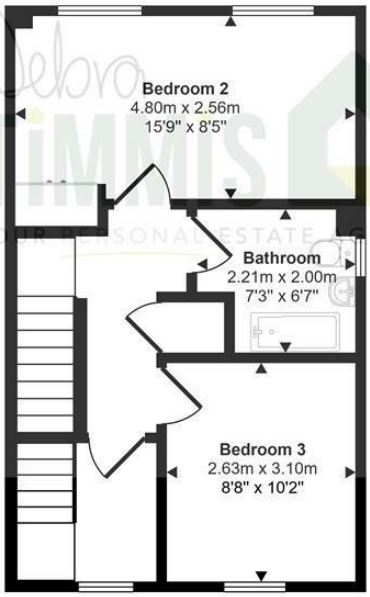
Garage
17'8" x 9'6" (5.39 x 2.92)
Up and over door. There is a parking area in front of the garage. (The garage is located in a block of 3 and its the mid one)

Directions
From Leek New Road turn into Chasewater Drive and then take the first turning on the right into Hayeswood Grove and the property can be at the top of this road on the right hand side, you will see an entry/ walkway which will take you to the front door.

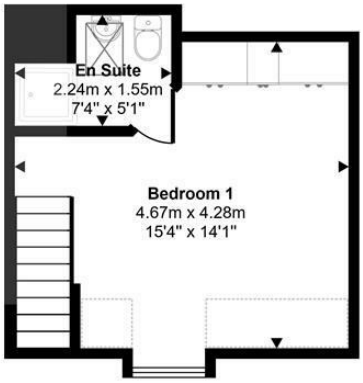
Approx Gross Internal Area
108 sq m / 1161 sq ft



Ground Floor
Approx 49 sq m / 527 sq ft



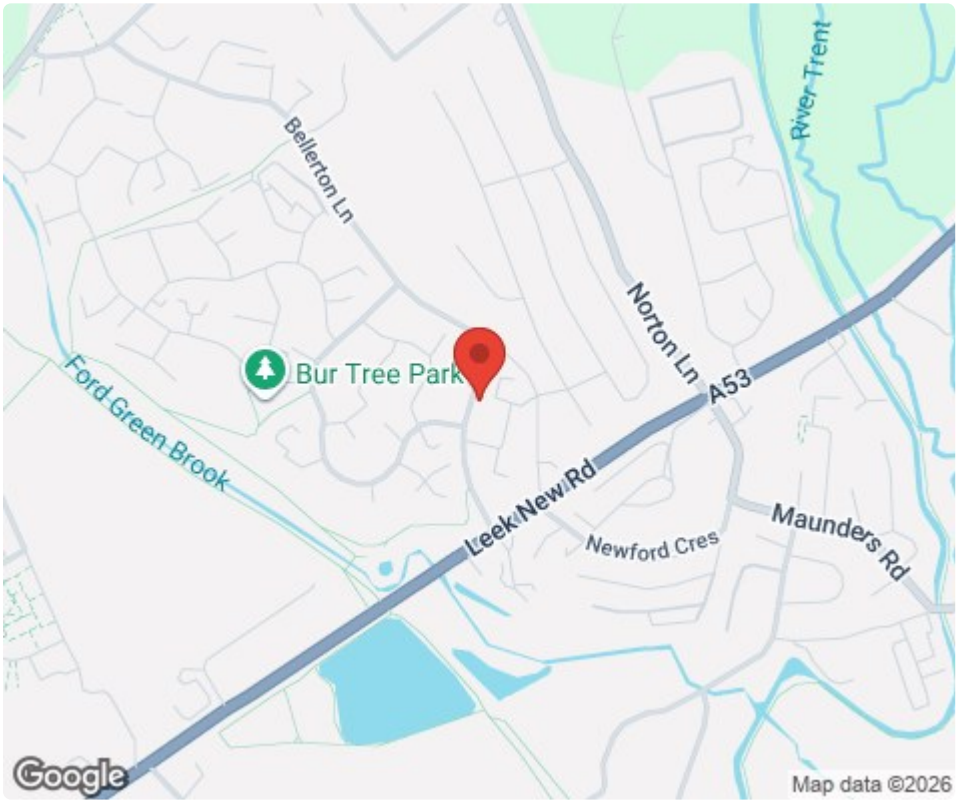
First Floor
Approx 38 sq m / 406 sq ft



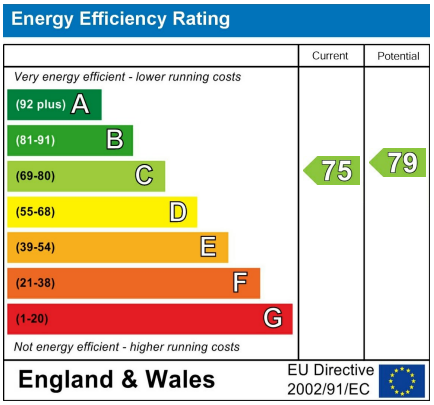
Second Floor
Approx 21 sq m / 227 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C



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