

## 25 Botesworth Gardens, Westport Lake, Stoke-On-Trent, Staffs, ST6 4SA



**Freehold £335,000**

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date detached home situated on this ever popular and desirable Westport Lake Development. This home offers a delightful view over Westport lake and The Trent & Mersey Canal as well as being well placed for ease of access to local shops, schools and amenities. As you would expect this home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, downstairs WC, spacious lounge, separate dining room, modern fitted kitchen, utility room plus a generous half brick & Upvc double glazed conservatory. To the first floor are four generous bedrooms along with a master first floor shower room and luxury en-suite shower room. Externally this home is set on a walk around plot which offers landscaped ease of maintenance gardens to the front and rear along with ample off road parking and an integral garage. We are also please to confirm that this home is being sold with the added benefit of NO VENDOR CHAIN !

## ENTRANCE HALL

With composite double glazed frosted front access door with inset lead pattern, five-lamp light fitting, double panelled radiator, vinyl cushion flooring, battery/mains smoke alarm, wall-mounted Hive thermostat, Stairs rise to the first-floor landing and doors lead off to rooms including;



## DOWNSTAIRS WC 1.60m x 0.99m (5'3" x 3'3")

With Upvc double glazed frosted window to the front with inset lead pattern, light fitting, a white suite comprising low-level dual flush WC, pedestal wash hand basin with chrome taps above plus splashback tiling, panelled radiator and vinyl cushion flooring.



### **LOUNGE 4.37m x 3.78m maximum (14'4" x 12'5" maximum)**

With Upvc double glazed window to the front with inset lead pattern, coving to ceiling, pendant light fitting, BT telephone point (subject to usual transfer regulations), panelled radiator, TV aerial socket, a feature fireplace with marble hearth and inset modern pebble-effect electric fire, power points and double multi-glazed doors provide access to;



### **DINING ROOM 2.72m x 2.62m (8'11" x 8'7")**

With Upvc double glazed sliding patio door to the rear with inset lead pattern, pendant light fitting, panelled radiator, power points and archway leads off to;



### **FITTED KITCHEN 3.15m x 2.59m (10'4" x 8'6")**

With Upvc double glazed window to the rear with inset lead pattern, four spotlight fittings, a range of base and wall-mounted soft grey storage cupboards providing ample cupboard and drawer space, rounded-edge work surfaces incorporating a bowl-and-a-half stainless steel sink unit with chrome mixer tap, built-in five-ring Bosch brushed stainless steel gas hob unit with extractor hood above, built-in Hisense fan-assisted oven with grill above, ceramic splashback tiling, tile-effect flooring, freestanding dishwasher, integrated fridge, power points and door leading to;



### **UTILITY ROOM 2.59m x 1.47m (8'6" x 4'10")**

With Upvc double glazed frosted stable access door, Upvc double glazed frosted window to the side with inset lead pattern, enclosed light fitting, extractor fan, CO detector, base-mounted soft grey storage cupboards providing ample domestic storage, rounded-edge work surface with built-in stainless steel sink unit and chrome mixer tap, ceramic splashback tiling, freestanding automatic washing machine, freestanding condenser dryer, tile-effect flooring, integral access to the garage and power points.



### **HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.95m x 2.69m (16'3" x 8'10")**

With Upvc double glazed panels to the sides and rear with inset lead pattern and fitted blinds, two fan-assisted light fittings, wall-mounted electric heater and power points.



## FIRST FLOOR LANDING

With a five-lamp light fitting, battery/mains smoke alarm, access to loft space, power points and doors to the following rooms.



## BEDROOM ONE (FRONT) 3.78m reducing to 2.95m x 3.96m maximum (12'5" reducing to 9'8" x 13'0" maximum)

With Upvc double glazed window to the front with inset lead pattern, six-lamp lead light fitting, panelled radiator, TV aerial connection point and power points. Door to built-in airing cupboard housing the copper water cylinder. Sliding wardrobe doors reveal built-in wardrobes providing ample hanging and storage space. Door leading to;



## LUXURY FULLY TILED EN-SUITE SHOWER ROOM 1.68m x 1.63m (5'6" x 5'4")

With Upvc double glazed frosted window to the front with inset lead pattern, Manrose extractor fan, enclosed light fitting, a white suite comprising low-level dual flush WC, vanity wash hand basin with chrome mixer tap, corner glazed shower cubicle with thermostatic direct flow shower plus separate hair attachment, fully tiled in modern wall ceramics, ceramic tiled flooring and a panelled radiator.



### **BEDROOM TWO (REAR) 3.05m x 2.77m (10'0" x 9'1")**

With Upvc double glazed window to the rear with inset lead pattern, pendant light fitting, panelled radiator, BT telephone extension, TV aerial connection and power points.



### **BEDROOM THREE (REAR) 2.67m reducing to 1.75m x 2.72m maximum (8'9" reducing to 5'9" x 8'11" maximum)**

With Upvc double glazed window to the rear with inset lead pattern, three-lamp light fitting, panelled radiator, TV aerial socket, BT telephone extension and power points



### **BEDROOM FOUR 2.69m x 2.06m (8'10" x 6'9")**

With Upvc double glazed window to the front with inset lead pattern, four-lamp light fitting, panelled radiator and power points.



### **LUXURY FIRST FLOOR SHOWER ROOM 1.83m x 1.73m (6'0" x 5'8")**

With Upvc double glazed frosted window to the rear with inset lead pattern, enclosed light fitting, extractor fan, a modern white suite comprising dual flush WC, wall-mounted wash hand basin with chrome mixer tap, a corner glazed shower cubicle with thermostatic direct flow shower plus separate hair attachment, fully tiled in modern wall ceramics, ceramic tiled flooring and panelled radiator.



## EXTERNALLY



## FORE GARDEN

With garden brick walls to boundaries, a compressed concrete driveway providing ample off-road parking for several vehicles, EV charging point, external lighting, resin pathway steps lead to the front of the property and access alongside both sides of the property to;

## ENCLOSED REAR GARDEN

Bounded by timber post and panel fencing, an artificial grassed area for ease of maintenance, an expansive Indian stone paved patio providing ample seating and entertaining space. Timber garden shed providing additional external storage.



## INTEGRAL GARAGE 5.18m x 2.64m (17'0" x 8'8")

Aluminium up-and-over door, electricity consumer unit, fluorescent ceiling light fitting, power points and door to understairs storage cupboards providing useful shelving and storage space.

## ABOUT WESTPORT LAKE LIVING

Westport Lake in Stoke-on-Trent offers a 1-mile, flat, accessible walking circuit, a Visitor Centre with a cafe offering panoramic views, and a children's play area. Key features include Staffordshire Wildlife Trust events, picnic areas, a bird-watching site, a dedicated model boating lake, and Green Door cycle hire. The site includes toilets, ample parking, and is located near the Trent & Mersey Canal.

### Key Amenities & Facilities

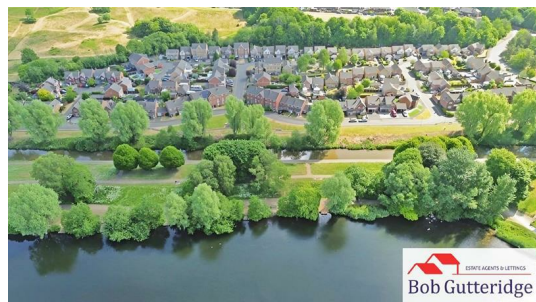
**Westport Lake Visitor Centre:** Features a cafe with indoor/outdoor seating serving varied, vegan, and gluten-free options.

**Recreation:** A children's playground,, woodland area, and a 1-mile, accessible tarmac path around the main lake.

**Nature & Wildlife:** A Local Nature Reserve, ideal for birdwatching with species like kingfishers and crested grebes.

**Facilities:** Public toilets with baby changing facilities, picnic benches, a, dedicated, model boat lake, and, an, on-site, car, park, with,, card/app, payment options,.

**Additional:** Accessible bike hire (Green Door) and proximity to the Trent & Mersey Canal for walking and boating access.



## COUNCIL TAX

Band 'D' amount payable to City of Stoke On Trent Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host or mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

**SERVICES**

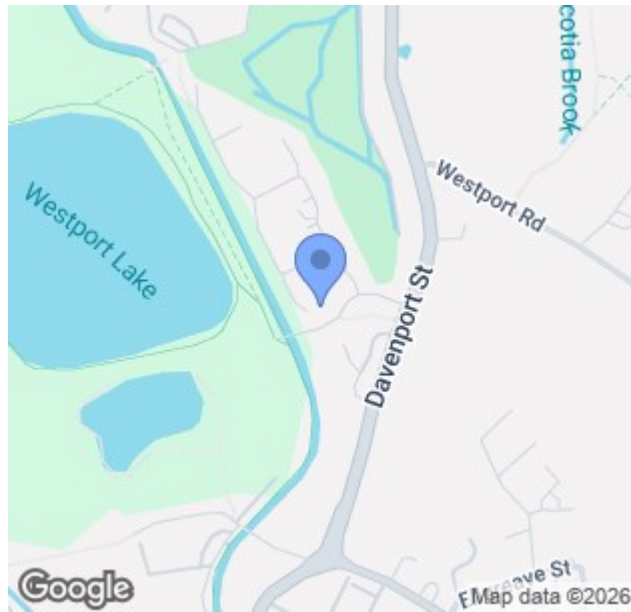
Main services of gas, electricity, water and drainage are connected.

**VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

