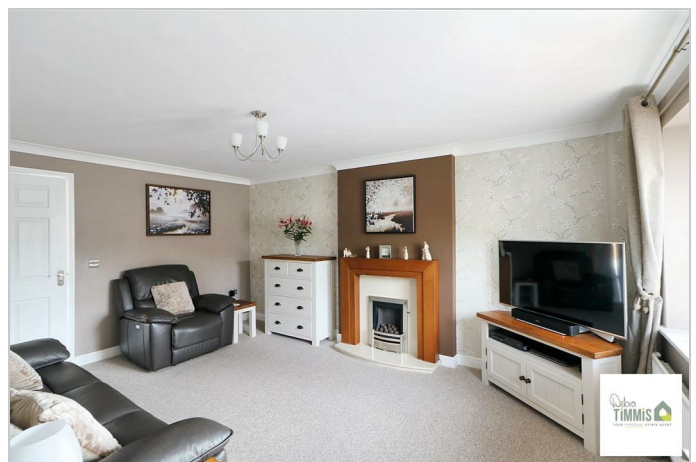


**Chasewater Drive Norton Heights Stoke-On-Trent ST6 8GH**



**Offers In The Region Of £220,000**



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

Have we got something special for you -  
THREE STOREY, end town house ready to view -  
THREE SPACIOUS BEDROOMS, family bathroom & en-suite -  
a BEAUTIFUL LOUNGE for all the family to meet -  
GARAGE & parking for all your cars -  
a LOVELY GARDEN to chill & view the stars -  
this property you really need to view -  
contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Nestled in the popular area of Norton Heights, this stylish end town house on Chasewater Drive offers a perfect blend of modern living and comfort. This property is ideal for families or professionals seeking a spacious home.

Upon entering, you are greeted by a welcoming entrance hallway that leads to the bright and airy lounge is perfect for relaxation, while the modern fitted kitchen boasts integrated appliances and an open dining area, making it an excellent space for entertaining guests. Large windows throughout the home allow for an abundance of natural light, enhancing the contemporary décor and high-quality finishes that define this property.

The master bedroom features an en-suite shower room, providing a private retreat, while the two additional bedrooms are versatile and can be adapted to suit your needs. The family bathroom is well-appointed, ensuring convenience for all.

Step outside to discover a private garden, complete with a patio area that is perfect for outdoor relaxation or summer gatherings. The property also benefits from parking and a garage, offering convenient off-street parking options.

Located close to excellent schools, transport links, and local amenities, this immaculately presented home is not to be missed. Experience modern living in a desirable location with this exceptional end town house.

### Entrance Hallway

Radiator. Stairs off to the first floor.

### Lounge

15'10" x 11'11" (4.84 x 3.64)

Double glazed window. Feature surround inset and hearth housing gas fire. Radiator. Coving to ceiling.

### Dining Area

9'7" x 8'0" (2.93 x 2.44)

Double glazed French doors with access into the rear garden. Radiator. Access to the WC. Open access to the kitchen.



### Kitchen

9'5" x 6'11" (2.89 x 2.12)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Induction hob, extractor fan above and built-in oven. Integrated fridge/freezer and washer dryer. Inset sink. Cupboard housing gas central heating boiler. Double glazed window.

### Separate WC

5'6" x 4'3" narrowing to 2'11" (1.69 x 1.32 narrowing to 0.91)

Low level WC and wash hand basin.

### First Floor

#### Landing

Airing cupboard. Door with access to stairs to the second floor. Double glazed window. Radiator.

#### Bedroom Two

15'7" x 8'5" (4.75 x 2.59)

Two double glazed windows. Two radiators. Built-in wardrobe.



### Bedroom Three

10'2" x 8'7" (3.12 x 2.63)

Double glazed window. Radiator.

### Second Floor

#### Master Bedroom

12'10" to robe/window narrowing to 9'8" x 12'2" (3.92 to robe/window narrowing to 2.96 x 3.72)

Double glazed window. Built-in wardrobes. Access to the en-suite.



### En-Suite Shower Room

4'5" x 4'4" (1.36 x 1.34)

Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Part tiled splash backs. Sky light. Radiator.

### Externally

Low maintenance frontage/side. Enclosed rear garden laid to lawn with paved seating area and walkway . There is a single garage in a block of three.

### Garage

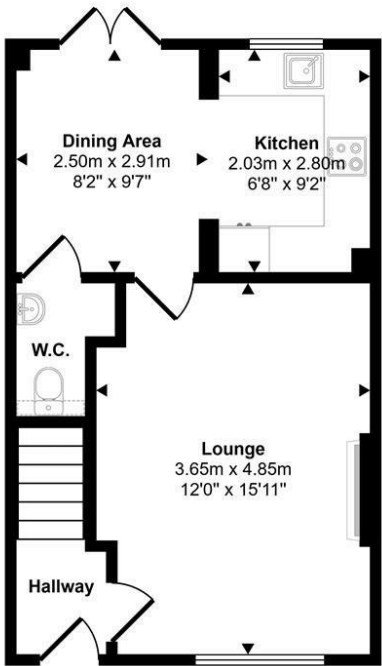
17'8" x 9'6" (5.40 x 2.92)

Up and over door. There is a block paved paving area in front of the garage.

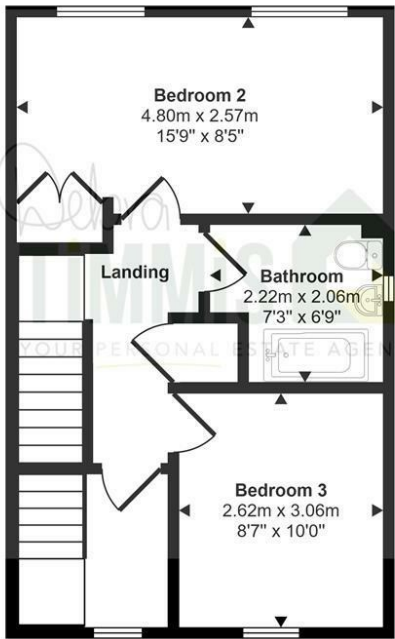




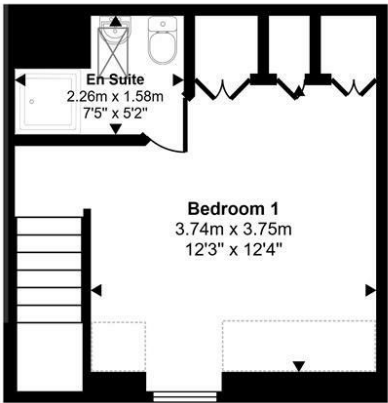
Approx Gross Internal Area  
98 sq m / 1058 sq ft



Ground Floor  
Approx 36 sq m / 392 sq ft



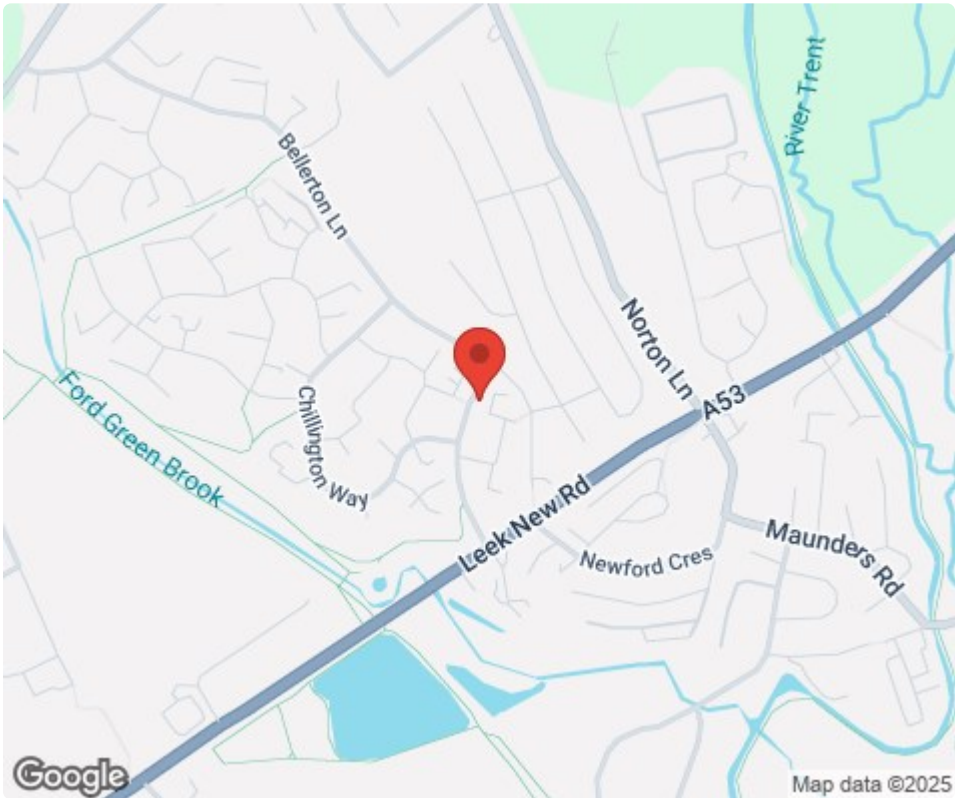
First Floor  
Approx 38 sq m / 411 sq ft



Second Floor  
Approx 24 sq m / 255 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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