Whittaker & Biggs
Est. 1930
Rostons Group







1 Riverhead Close, Norton Green, Stoke-On-Trent, ST6 8RW

Offers In Excess Of £300,000

- Four-bedroom semi-detached property occupying a desirable corner plot in a sought-after location
- Impressive breakfast kitchen offering excellent space for family dining and everyday living
- Versatile conservatory, providing an additional reception or relaxation space with views over the garden
- Spacious principal bedroom suite complete with a modern en-suite shower room
- Separate utility room providing practical additional household and storage space
- Separate dining room, ideal for family meals and entertaining guests
- Well-appointed family bathroom plus a convenient ground-floor WC
- Generous dual-aspect sitting room, enjoying plenty of natural light and access to the conservatory
- Private driveway providing convenient off-road parking

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1 Riverhead Close, Stoke-On-Trent ST6 8RW

Whittaker & Biggs would like to welcome you to this delightful four-bedroom semi-detached house, spanning an impressive 1,163 square feet. This property, built in 1985, occupies a desirable corner plot in a sought-after neighbourhood, making it an ideal family home.

The spacious dual-aspect sitting room is bathed in natural light, creating a warm and inviting atmosphere. Adjacent to this, the separate dining room provides an excellent space for entertaining guests or enjoying family meals. The heart of the home is undoubtedly the well-appointed breakfast kitchen, which is complemented by a separate utility room, ensuring practicality and ease in daily living.

The principal bedroom suite is a standout feature, boasting a modern en-suite shower room that adds a touch of luxury to your daily routine. Three additional bedrooms provide ample space for family or guests, making this home both functional and versatile.

4 2 2 C

Council Tax Band: B





Ground Floor

Breakfast Kitchen
15'3" x 14'7" max measurement
UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, CDA five ring gas hob, CDA electric fan assisted oven, integral CDA microwave, integral fridge freezer, Integral CDA dishwasher, composite sink and a half with drainer, chrome mixer tap, space for a table and chairs, radiator, inset ceiling spotlights.

Dining Room
15'3" x 10'2"
UPVC double glazed bay window to the rear, radiator, stairs to the first floor.

Sitting Room
17'10" x 12'5"
UPVC double glazed patio doors to the side aspect, UPVC double glazed window to the rear, electric fire, marble hearth and surround, wood mantel, radiator.

Conservatory
10'9" x 10'5" max measurement
UPVC double glazed construction, polycarbonate roof, French doors to the garden, tiled floor.

Utility Room
8'0" x 7'6" max measurement
Wall units, work surface, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, cupboard housing the gas fired boiler, motion sensor light.

WC
4'0" x 3'0"
Wall mounted wash hand basin, chrome taps, low-level WC, extractor fan.

Rear Porch
5'5" x 2'2"
UPVC double glazed French doors and window to the rear, UPVC double glazed window to the side aspect, tiled floor, hard wood double glazed door to the dining room.

First Floor

Landing
Loft hatch to the the main loft area, airing cupboard housing the hot water tank.

Bathroom
5'10" x 6'5"
UPVC double glazed window to the frontage, P-shaped bath, chrome mixer tap, handheld shower attachment, shower over, chrome fitments, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled and aqua boarded, inset ceiling spotlights, extractor fan.

Bedroom One
12'6" x 12'5"
UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator, loft hatch to the secondary loft (not boarded).

En-suite
9'4" x 4'11"
UPVC double glazed window to the rear, walk-in shower enclosure, electric shower, chrome fitments, vanity wash hand basin, chrome mixer tap, concealed cistern low-level WC, fitted storage, fully tiled, anthracite ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Two
12'9" x 8'6"
UPVC double glazed window to the rear, radiator.

Bedroom Three

9'8" x 8'7"

UPVC double glazed window to the frontage, radiator.

Bedroom Four

8'2" x 6'5"

UPVC double glazed window to the rear, radiator.

Loft

Boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway, wall boundary with wrought iron railings.

To the side aspect, area laid to lawn, hedge boundary.

To the rear, block paved courtyard, wall boundary with wrought iron fencing.

Store

10'0" x 6'7"

Power and light.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.













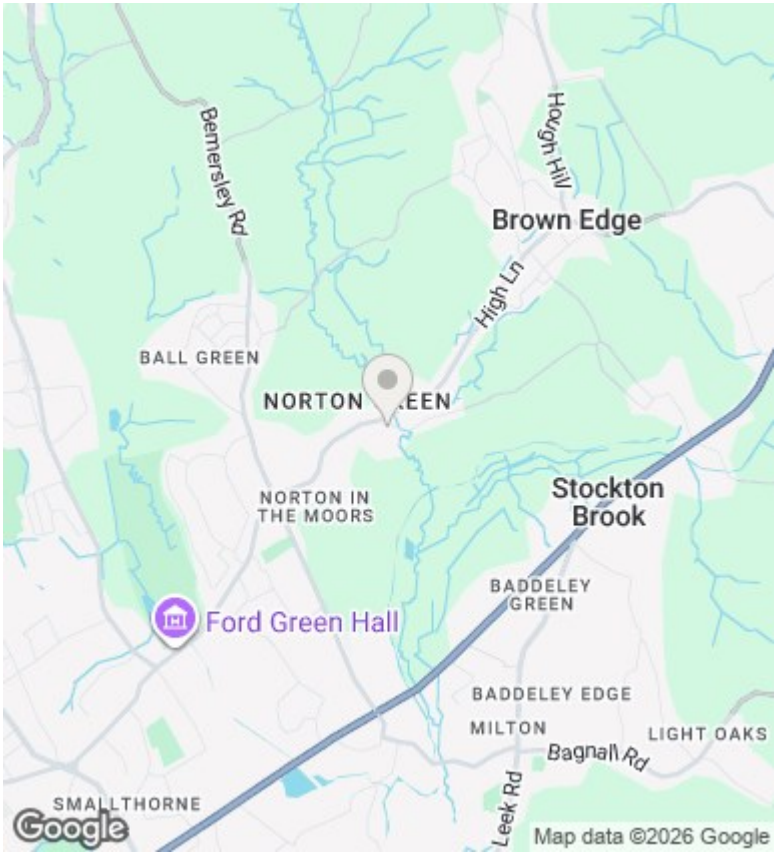








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

B

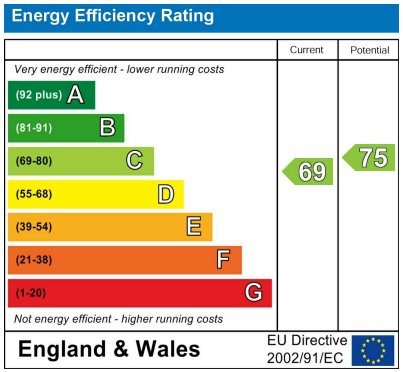


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