CARTERS
ESTATE AGENTS

10 William Coltman Way

Stoke On Trent, ST6 5XB

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Price £270,000

Here at Carters, we are delighted to welcome to the market this beautifully presented and recently upgraded detached family home, situated on a popular modern development.

Upon entering, you are greeted by a welcoming entrance hallway which leads through to the spacious open-plan living and dining room. This bright and inviting space benefits from sliding patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The contemporary kitchen has been recently upgraded with a stylish Wren fitted kitchen, offering a modern finish along with an excellent range of storage and preparation space. Completing the ground floor is a convenient cloakroom/WC.
To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with a built-in wardrobe and a luxurious, recently modernised en-suite shower room. The remaining bedrooms are served by a beautifully appointed family shower room, fitted with a contemporary three-piece suite incorporating a walk-in shower enclosure and finished to a high standard.
Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to the attached garage. The front garden is mainly laid to lawn and features an attractive mature tree, while a gated side access leads through to the rear garden.

The generous rear garden is predominantly laid to lawn and enjoys a high degree of privacy, enclosed by mature evergreen trees. A paved patio provides the perfect space for outdoor dining and entertaining, while a timber garden shed offers practical external storage. An outside tap further enhances the functionality of this well-maintained outdoor space.

This superb home has been thoughtfully upgraded throughout and offers stylish, move-in-ready accommodation, making it an ideal choice for families and professionals alike.

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Entrance Hallway

Double glazed entrance door to the front elevation.
Coving to the ceiling. Stairs to the first floor. Radiator.

Living / Dining Room

20'7" x 12'2" (6.27m x 3.71m)
UPVC double glazed window to the rear elevation. Sliding patio doors to the rear elevation leading to the garden.
Electric fire with a marble surround and hearth. Under stairs storage cupboard. Two radiators. TV point.

Kitchen

8'11" x 8'2" (2.72m x 2.49m)
UPVC double glazed window to the front elevation.
Newly fitted Wren kitchen incorporating a range of wall, base and drawer units. Laminate wood effect work surfaces. Built in electric oven / grill. Built in four ring electric hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Partially tiled walls. Tiled flooring.

Ground Floor W.C

UPVC double glazed window to the side elevation.
Mid level w.c. Vanity basin unit with storage under. Chrome heated towel rail. Vinyl flooring.

Stairs and Landing

UPVC double glazed window to the side elevation.
Airing cupboard housing the boiler.

Bedroom One

12'9" x 9' (3.89m x 2.74m)
UPVC double glazed window to the front elevation.
Built in wardrobe. Radiator. TV point.

En Suite

UPVC double glazed window to the front elevation.
Corner shower with a rainfall shower, pedestal wash hand basin from the Victoria range and a mid level w.c.
Recessed ceiling down lighters. Extractor fan. Power socket for an electric shaver. Tiled walls. Chrome heated towel rail. Click strip flooring.

Bedroom Two

9'8" x 8'5" (2.95m x 2.57m)
UPVC double glazed window to the rear elevation.
Built in wardrobe. Radiator. TV point.

Bedroom Three

9'9" x 6'6" (2.97m x 1.98m)
UPVC double glazed window to the rear elevation.
Radiator. TV point and telephone point.

Bathroom

UPVC double glazed window to the side elevation.
Modern three piece suite comprising of; a shower enclosure, vanity basin unit with storage under and a recessed w.c.
Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Chrome heated towel rail. Mirror. Power socket for an electric shaver. Tiled flooring.

Garage

16'7" x 9' (5.05m x 2.74m)
Up and over garage door to the front elevation.
Power and lighting.

Externally

To the front of the property, a driveway provides off-road parking and leads to the attached garage. A gated side access provides convenient access to the rear garden. The front garden is predominantly laid to lawn with an attractive mature tree, while an external light is positioned adjacent to the front entrance.

The rear garden is of a generous size and is predominantly laid to lawn, being enclosed by mature evergreen trees which provide an excellent degree of privacy and seclusion. A paved patio terrace offers an ideal space for outdoor seating and entertaining. The garden is further complemented by a timber garden shed, providing useful external storage, together with an outside tap for added convenience.

Additional Information

Freehold.

Council Tax Band D.

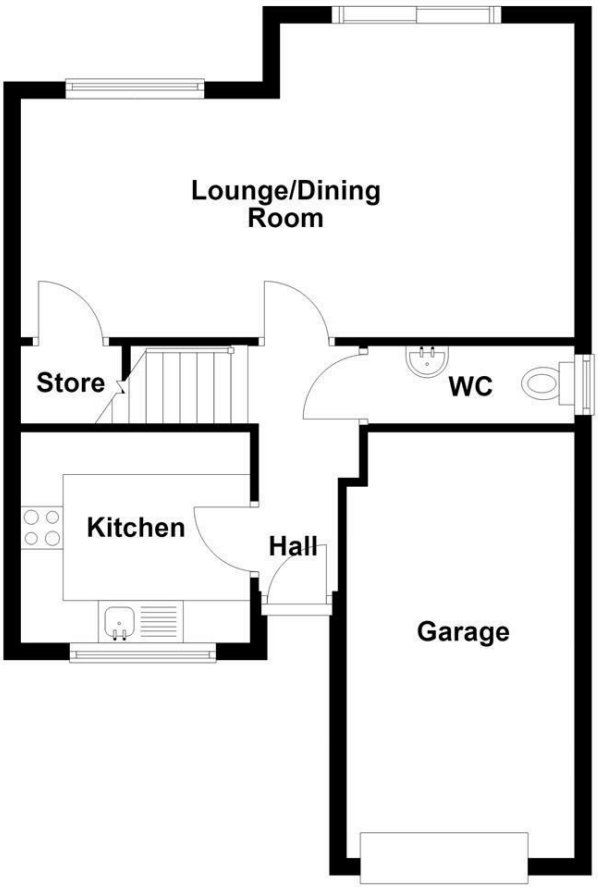
Total Floor Area: 893 Square Foot.

Disclaimer

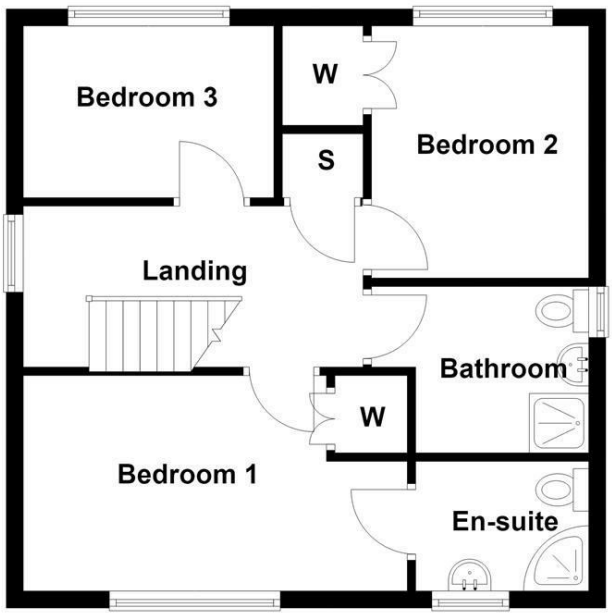
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

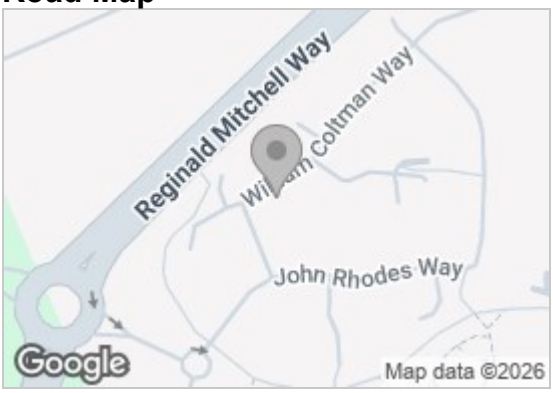
Ground Floor



First Floor

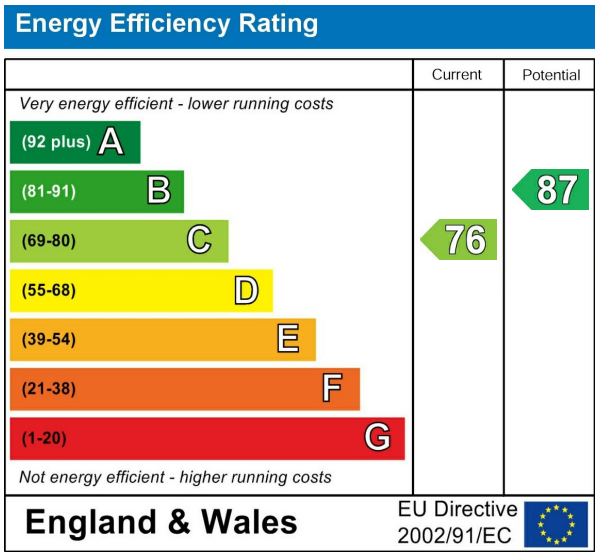


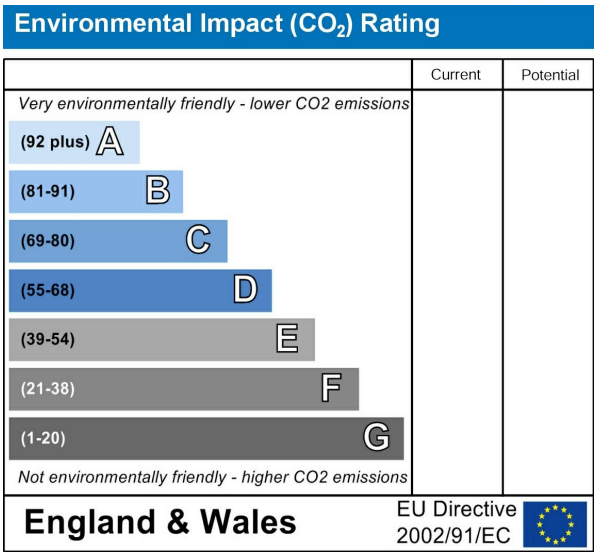
Road Map



Hybrid Map

Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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