



3 Hewitt Crescent, Werrington, Stoke-On-Trent, ST9 0LQ

Offers Over £315,000

- Beautifully presented four-bedroom semi-detached home, extended to the rear
- Four first floor bedrooms, offering flexible family accommodation
- Large private driveway providing parking for multiple vehicles
- Viewing highly recommended to fully appreciate this attractive family home
- Impressive open-plan kitchen/living/dining space with central island and skylights
- Useful outbuilding, ideal for a home office, gym, playroom or hobby space
- Situated in a sought-after cul-de-sac within a popular residential area
- Separate sitting room providing a comfortable additional reception space
- Substantial rear garden with two patio areas, perfect for outdoor entertaining
- Generous and versatile living accommodation throughout

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Whittaker & Biggs would like to welcome you to this four-bedroom semi-detached home in Hewitt Crescent, Werrington. The property has been thoughtfully extended to the rear, creating a spacious open-plan kitchen, living, and dining area that is bathed in natural light thanks to the skylights and doors that open directly onto the garden. This inviting space is ideal for both entertaining guests and enjoying family time.

The home features four well-proportioned bedrooms, providing ample space for a growing family or those who desire extra room for guests. The bathroom is conveniently located, ensuring ease of access for all residents.

In addition to the main living areas, the property boasts an outbuilding that presents a multitude of possibilities. Whether you envision a home office, a gym, a playroom for the children, or a dedicated hobby space, this versatile area can cater to your needs.



Council Tax Band: C



Ground Floor

Hall

16'4" x 6'11" max measurement

Composite double glazed door with sidelight windows to the frontage, stairs to the first floor, radiator, inset ceiling spotlights.

Kitchen / Living / Dining

22'4" x 20'0" max measurement

UPVC double glazed patio doors with side light windows and built-in blinds to the rear, UPVC double glazed window to the side aspect, two skylights, units to the base and eye level, island unit, Beko electric fan-assisted oven, AEG ceramic hob with the built-in fan, Bosch integral dishwasher, composite sink and a half with drainer, chrome mixer tap, space for an American style fridge freezer, cupboard housing space and plumbing for a washing machine and space for a stacked tumble dryer, tiled floor, two radiators, inset ceiling spotlights, integral ceiling speakers.

Sitting Room

13'0" x 12'10" max measurement

UPVC double glazed bay window to the frontage, radiator, chimney breast recess with exposed stone, slate hearth and wood mantle.

WC

5'10" x 2'11"

UPVC double glazed window to the side aspect, vanity wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlight.

First Floor

Landing

UPVC double glazed window to the side aspect, inset ceiling spotlights, radiator, loft hatch.

Bathroom

6'9" x 6'9"

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, handheld shower attachment, shower over, rainfall showerhead, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, black ladder radiator, fully tiled, inset ceiling spotlights, extractor fan, recessed shelving.

Bedroom One

13'0" x 12'10" max measurement

UPVC double glazed bay window to the frontage, radiator.

Bedroom Two

11'10" x 10'9"

UPVC double glazed window to the rear, radiator.

Bedroom Three

10'2" x 9'5"

UPVC double glazed window to the rear, radiator.

Bedroom Four

8'4" x 6'2"

UPVC double glazed window to the side aspect, radiator.

Loft

Part boarded, pull-down-ladder, light, gas fired combi boiler.

Externally

To the frontage, tarmacadam driveway, fence and dwarf wall boundary, power sockets, gated access to the rear.

To the rear, two paved patios, lawned area, fenced boundary, raised sleeper beds, power sockets, home office.

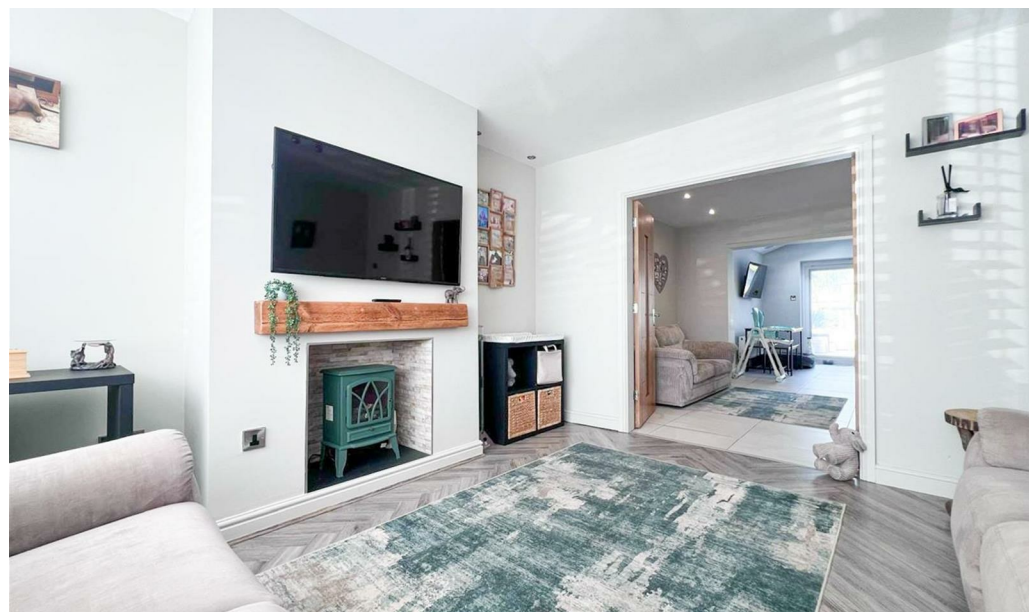
Home Office

18'6" x 9'3"

UPVC double glazed French doors and window, insulated, TV point, power and light, inset ceiling spotlights.

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.





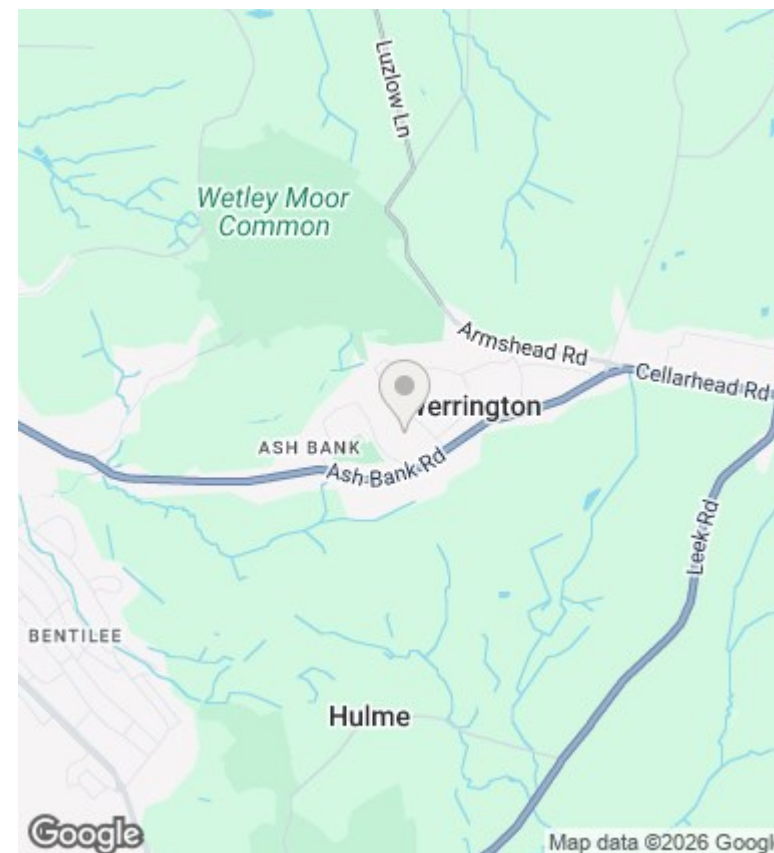


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC