



## 14 Fielden Close, Stoke-On-Trent, Staffordshire, ST6 8XG

Offers In The Region Of £245,000

- Detached bungalow
- Low maintenance tiered garden
- Conservatory
- 2 bedrooms
- Driveway
- NO ONWARD CHAIN
- 2 loft room
- Detached garage

# 14 Fielden Close, Stoke-On-Trent ST6 8XG

Whittaker & Biggs are delighted to present to the market this two-bedroom detached bungalow, situated in a quiet cul-de-sac. The property has been meticulously maintained and decorated to a high standard, and benefits from two versatile loft rooms within a converted attic. Both the bungalow and the separate garage have recently been fitted with new roofs, further enhancing the appeal of this superb home.

The property benefits from full double glazing throughout, ensuring warmth and energy efficiency. Bedroom two, currently arranged as a dining room, includes a built-in storage cupboard which discreetly houses the Worcester combi boiler. To the rear, a generously sized UPVC double-glazed conservatory offers an excellent additional living space, complete with a tiled floor and radiator, making it ideal for year-round enjoyment.



Council Tax Band: C



## Ground Floor

- Size : -

### Porch

2'11" x 2'10"

UPVC double glazed door to the side aspect. - Size : - 2' 11" x 2' 10" (.90m x .87m)

### Hall

10'6" x 8'7" Max measurement

Wood glazed door to the side aspect, storage cupboard, radiator. - Size : - 10' 6" x 8' 7" (3.20m x 2.62m) Max measurement

### Bedroom Two \ Dining Room

10'11" x 8'11"

UPVC double glazed window to the frontage, radiator, cupboard housing the Worcester combi boiler, meter cupboard. - Size : - 10' 11" x 8' 11" (3.33m x 2.72m)

### Sitting Room

29'0" x 11'4" Max measurement

UPVC double glazed bay window to the frontage, living flame gas fire, stone effect hearth and surround, radiator, stairs to the first floor. - Size : - 29' 0" x 11' 4" (8.84m x 3.46m) Max measurement

### Bedroom One

12'8" x 11'5"

UPVC double glazed window to the rear, radiator. - Size : - 12' 8" x 11' 5" (3.86m x 3.48m)

### Kitchen

10'11" x 8'8"

Wood glazed door to the rear, UPVC double glazed window to the rear, units to the

base and eye level, Carrera four ring gas hob, Carrera electric fan assisted oven, composite sink and a half with drainer, chrome mixer tap, integral under counter fridge, extractor hood, kitchen integral washer dryer under counter top. - Size : - 10' 11" x 8' 8" (3.33m x 2.64m)

### Bathroom

5'11" x 7'5" Max measurement

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over with Crome fittings, glass shower screen, vanity wash hand basin, chrome taps, low level WC, radiator, fully tiled. - Size : - 5' 11" x 7' 5" (1.80m x 2.27m) Max measurement

### Conservatory

15'1" x 11'2"

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor, radiator. - Size : - 15' 1" x 11' 2" (4.60m x 3.40m)

### First Floor

- Size : -

### Loft Room One

12'5" x 7'5"

Maximum height 1.81 metres.

Circular stained glass window, eaves storage, radiator. - Size : - 12' 5" x 7' 5" (3.79m x 2.26m)

### Loft Room Two

9'11" x 7'9" Max measurement

Maximum height 1.84 metres.

Circular stained glass window, eaves storage, radiator, en-suite. - Size : - 9' 11" x 7' 9" (3.02m x 2.36m) Max measurement

## Shower Room

5'5" x 4'4" Max measurement

Shower cubicle, electric Mira shower, vanity wash hand basin, chrome taps, low level WC. - Size : - 5' 5" x 4' 4" (1.65m x 1.33m) Max measurement

## Externally

To the frontage, paved driveway leading to the detached garage, mature trees and shrubs.

To the rear, tiered garden, three paved patios, hedge boundary, mature trees and shrubs. - Size : -

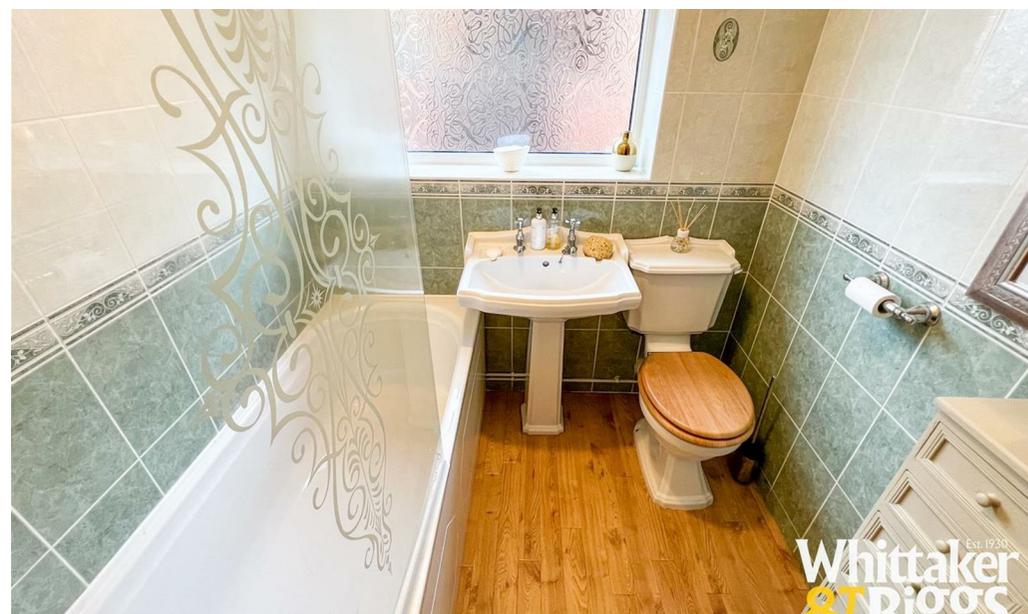
## Garage

16'0" x 9'4"

Brick construction, metal doors, UPVC window to the side, power and light. - Size : - 16' 0" x 9' 4" (4.87m x 2.85m)

## AML REGULATIONS

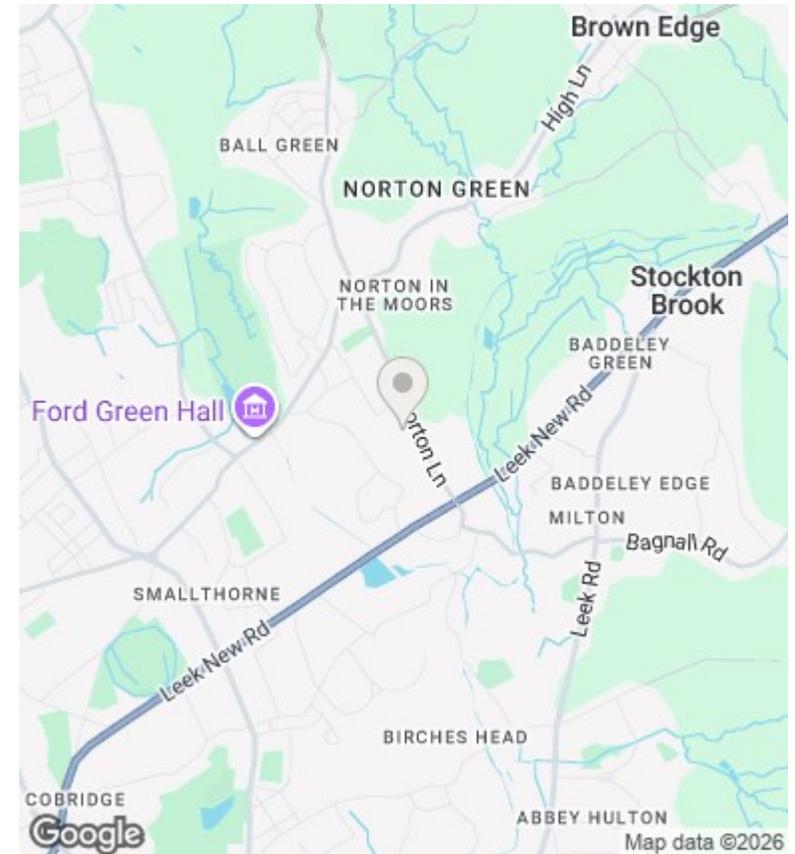
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options 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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	