

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Orwell Drive, Parkhall, Stoke-On-Trent, ST3 5RZ

Offers In Excess Of

£270,000

- An Extended Property On A Corner Plot
- NO CHAIN!
- Two Reception Rooms
- Garage
- Can Be Sold Fully Furnished
- Three Bedrooms
- Conservatory
- Generous Sized Gardens

CAN BE SOLD FULLY FURNISHED!

Occupying a stunning corner plot within the sought-after residential area of Parkhall, this extended three bedroom detached home sits in a tree lined, quiet cul-de-sac, at the end of which is a secluded path leading down to the lake. The property is not overlooked and directly faces Parkhall Country Park, offering spacious and versatile accommodation and generous gardens. This house has the advantage of no onward chain.

The property has been thoughtfully extended to the side and an additional reception room with patio doors opens directly onto the absolutely private side garden. The flexible living space is ideal as a family room, playroom or office, perfectly complementing the existing accommodation and enhancing the appeal of the home for modern family living.

Externally, the property truly comes into its own, boasting sizeable gardens, which wrap around the corner plot, providing excellent privacy, along with plenty of space for the children to play, keen gardeners to enjoy, or even those who love to entertain outdoors.

Further selling points include an additional ground floor shower room with WC, basin and heated floor. Inside, the property is fully alarmed and enjoys full CCTV outdoors. There are UPVC shutters fitted to all windows. The detached garage has a pitched roof, electric door and in front of it there is off road parking.

Situated in the ever popular location of Orwell Drive, the property is conveniently positioned close to local amenities, highly regarded schools and excellent transport links. Offering spacious accommodation, an enviable plot with exciting potential, this fantastic detached home is ready for its next owners to make it there own.

Early viewing is highly recommended to fully appreciate the space, setting and opportunity this wonderful home has to offer and if required, the property can be sold fully furnished!

Please call or email us to view.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. UPVC double glazed front door. Store cupboard.

LIVING ROOM

15'5 max x 14'6 min (4.70m max x 4.42m min)

Fitted carpet. Radiator. UPVC double glazed window with fitted shutter blinds. Feature electric fire with Hollington Stone surround. Stairs leading to the first floor.

DINING ROOM

18'11 max x 11'10 (5.77m max x 3.61m)

Fitted carpet. UPVC double glazed window with fitted shutter blinds. UPVC double glazed sliding door with fitted shutter blinds leading into the garden. Two radiators.

SHOWER ROOM

11'10 x 5'1 (3.61m x 1.55m)

Tiled floor. Radiator. UPVC double glazed window. Shower enclosure, wc and wash basin within a vanity unit. Tiled walls.

KITCHEN

14'4 x 8'3 (4.37m x 2.51m)

UPVC double glazed window with fitted shutter blinds. UPVC double glazed rear door. Tiled floor. Radiator. Range of wall cupboards and base units with integrated oven, hob and under counter fridge.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window with fitted shutter blind. Access to the loft.

BEDROOM ONE

14'0 x 8'1 (4.27m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window with fitted shutter blind.

BEDROOM TWO

10'2 x 8'0 (3.10m x 2.44m)

Fitted carpet. UPVC double glazed window with fitted shutter blind.

BEDROOM THREE

9'11 max, 6'8 min x 6'2 (3.02m max, 2.03m min x 1.88m)

Fitted carpet. UPVC double glazed window with fitted shutter blind. Store cupboard containing the Vailant combi boiler.

BATHROOM

6'2 x 6'0 (1.88m x 1.83m)

Tiled floor and walls. UPVC double glazed window. Bath with shower over, wash basin and wc. Radiator.

OUTSIDE

There is an enclosed garden to the front of the property with an area of paved cobble stones that offers the potential to be converted to additional off road parking space, subject to appropriate consent.

To the rear there are sizeable gardens with patio areas to the side and rear, a driveway, timber shed and Summerhouse!

DETACHED GARAGE

Light and power.

CONSERVATORY (EXTERNAL ACCESS ONLY)

11'5 x 7'10 (3.48m x 2.39m)

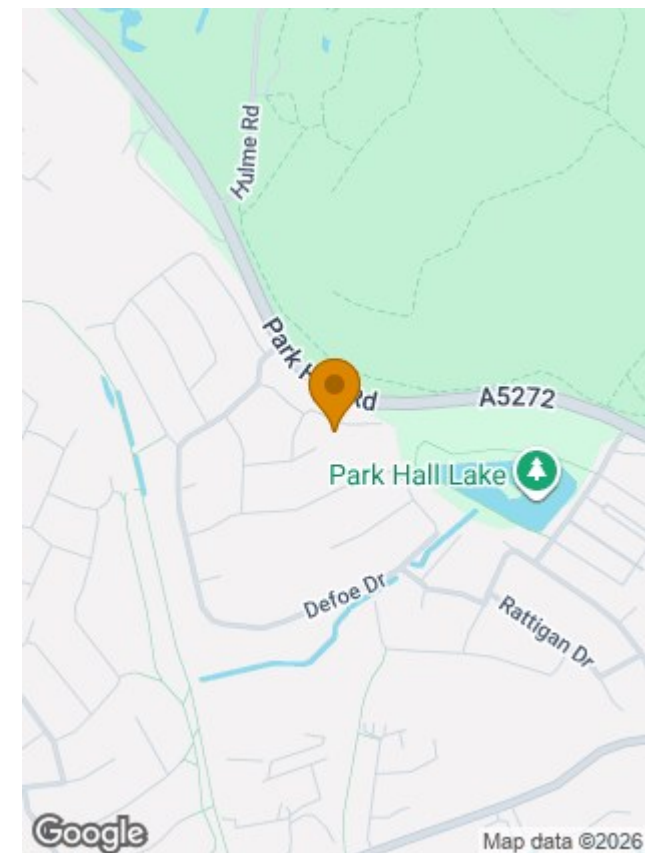
Currently used as a utility room... UPVC double glazed windows and door. Worktop space.

N.B The property can be sold fully furnished.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

AusterberryTM
the best move you'll make