



45 Chatsworth Drive, Werrington, Stoke-On-Trent, ST9 0PA

Offers In The Region Of £350,000

- Detached four bedroom property
- Contemporary ground floor WC with motion sensor lighting
- Sought after location
- Two reception rooms
- First floor bathroom & en-suite shower room
- Private South facing garden with workshop / garage
- Open plan kitchen dining room
- Driveway suitable for three vehicles

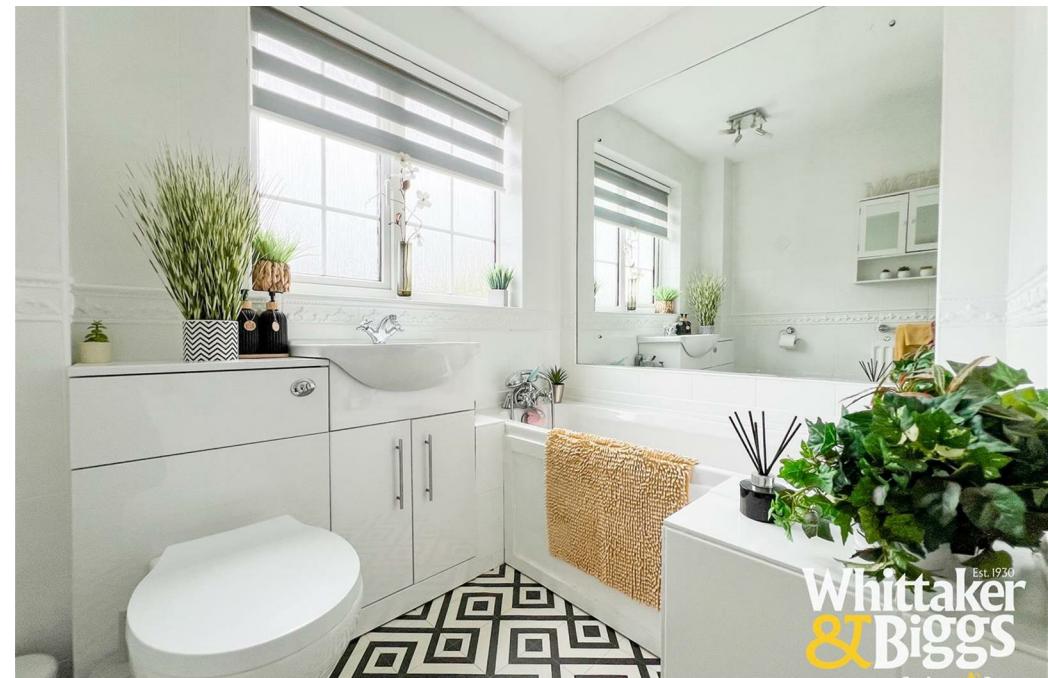
45 Chatsworth Drive, Stoke-On-Trent ST9 0PA

Whittaker & Biggs are delighted to bring to the market this property on Chatsworth Drive, presenting a splendid opportunity to acquire a detached family home that perfectly balances comfort and modern living. This impressive property boasts four well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the open-plan kitchen and dining room, which creates a warm and welcoming atmosphere for family gatherings. The contemporary design is complemented by a utility room and a stylish downstairs WC, ensuring convenience for everyday living.



Council Tax Band: D



Ground Floor

Porch

7'3" x 2'10"

Composite door to the frontage with side light windows, tiled floor, inset ceiling spotlights.

Hall

10'11" x 5'8"

UPVC double glazed door with side light window, stairs to the first floor, radiator.

Sitting Room

14'6" x 13'0"

UPVC double glazed bay window to the frontage, log burner, slate hearth, stone surround, radiator.

Snug

12'6" x 8'1"

UPVC double glazed bay window to the frontage, radiator.

Kitchen Dining Room

25'11" x 13'1"

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, shaker style units to the base and eye level, Lamona four ring ceramic hob, Lamona electric fan assisted oven and separate grill, integral microwave, integral Lamona dishwasher, ceramic sink and drainer, chrome mixer tap, space for dining table and chairs, larder cupboard, inset ceiling spotlights, storage cupboard.

Utility Room

9'2" x 7'10"

UPVC double glazed French doors to the rear, work surface, space and plumbing for a washing machine space for a tumble dryer, Glow Worm gas fired, wall mounted combi boiler, space for an American style fridge freezer.

WC

7'10" x 4'11"

UPVC double glazed window to the side aspect, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling motion sensor spotlights.

First Floor

Landing

UPVC double glazed window to the rear.

Bathroom

7'10" x 6'9"

UPVC double glazed window to the frontage, panel bath, chrome mixer tap with handheld shower attachment, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, airing cupboard, inset ceiling spotlights, chrome ladder radiator.

Bedroom One

12'0" x 11'5"

UPVC double glazed window to the frontage, fitted wardrobes dressing table and drawers, radiator.

Bedroom Two

11'0" x 8'6"

UPVC double glazed window to the frontage, radiator, loft hatch.

En-suite

5'2" x 4'9" max measurement

UPVC double glazed window to the rear, shower enclosure, chrome fitments, wall mounted wash hand basin, low level WC, extractor fan.

Bedroom Three

9'6" x 7'8"

UPVC double glazed window to the rear, radiator, loft hatch.

Bedroom Four

7'10" x 6'5"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, tarmacadam drive suitable for three vehicles, gated access to the rear.

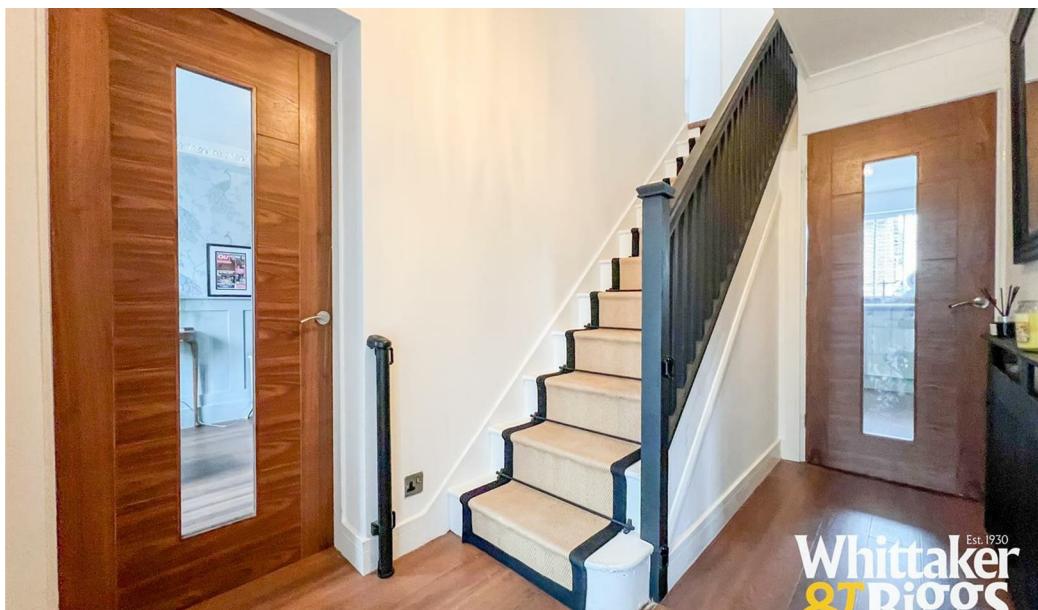
To the rear, porcelain paved patio, area laid to artificial lawn, brick BBQ, hedge and fence boundary.

Workshop / Garage

15'8" x 15'5"

UPVC double glazed pedestrian door, two UPVC double glazed windows, power and light, electric roller door.





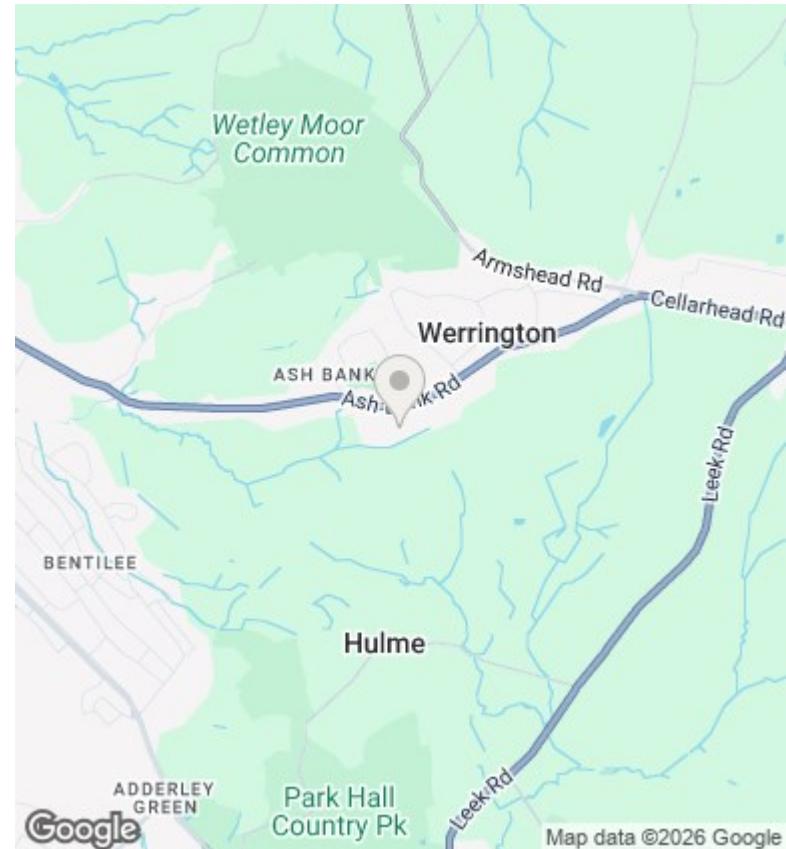
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

D

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