Whittaker & Biggs
Est. 1930
Rostons Group

40 Sapphire Drive, Stoke-On-Trent, ST6 8HJ

Offers In The Region Of £240,000

- Detached property situated in a sought after location
- Bathroom and en-suite shower room, ideal for family living
- Three well proportioned bedrooms
- Spacious breakfast kitchen with utility and ground floor WC
- Garage and private driveway
- Leasehold - 155 year lease from 01/01/2003
- Open plan sitting and dining room
- East facing, fully enclosed rear garden

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Whittaker & Biggs are delighted to offer to the market this detached house built in 2005. The property boasts a spacious layout that is ideal for families seeking both functionality and style.

Upon entering, you are greeted by a welcoming open plan sitting and dining room, providing an inviting space for relaxation and entertaining. The well-appointed breakfast kitchen is a highlight, featuring ample room for culinary creations, along with a convenient utility area and a ground floor WC, ensuring practicality for everyday living.

The property comprises three generously sized bedrooms, including a principal bedroom with an en-suite shower room, making it an excellent choice for family life. The additional bathroom serves the other bedrooms, providing convenience and comfort for all.

3 2 2

Council Tax Band: D

Ground Floor

Entrance
4'5" x 3'10"
Wood double glazed door to the frontage, stairs to the first floor, radiator.

Sitting Room
14'6" x 12'5"
UPVC double glazed window to the frontage, radiator, electric fire, marble hearth and surround, wood mantel, understairs storage cupboard.

Dining room
11'2" x 7'11"
UPVC double glazed French doors to the rear, radiator.

Breakfast Kitchen
11'3" x 10'10"
UPVC double glazed window to the rear, high gloss units to the base and eye level, Whirlpool gas hob, Siemens electric fan assisted oven, Whirlpool extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space for an under counter fridge, space for a dining table and chairs, radiator.

Utility
8'0" x 5'1"
Wood double glazed door to the rear, UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an under counter freezer, extractor fan.

WC
5'1" x 3'7"
UPVC double glazed window to the side aspect, pedestal wash hand basin, chrome taps, low level WC, radiator.

First Floor

Landing
11'0" x 6'2"
Airing cupboard, storage cupboard, loft hatch.

Bedroom One
12'1" x 8'4"
UPVC double glazed window to the rear, radiator, en-suite off.

En-suite
4'5" x 4'4"
UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fitments, pedestal wash hand basin, chrome taps, low level WC, extractor fan, shaver point.

Bedroom Two
11'1" x 9'1"
UPVC double glazed window to the frontage, radiator.

Bedroom Three
8'6" x 6'11"
UPVC double glazed window to the rear, radiator.

Bathroom
7'0" x 6'2"
UPVC double glazed window to the frontage, panel bath, chrome taps, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, extractor fan, shaver point.

Loft
Part boarded.

Externally

To the frontage, tarmacadam driveway, area laid to lawn, hedge and wall boundary, mature trees and shrubs, gated access to the rear.

To the rear, mainly laid to lawn, wall and fence boundary, mature trees and shrubs.

Garage

17'8" x 8'6"

Metal up-and-over door, power and light, housing the gas fired boiler, part boarded loft area.

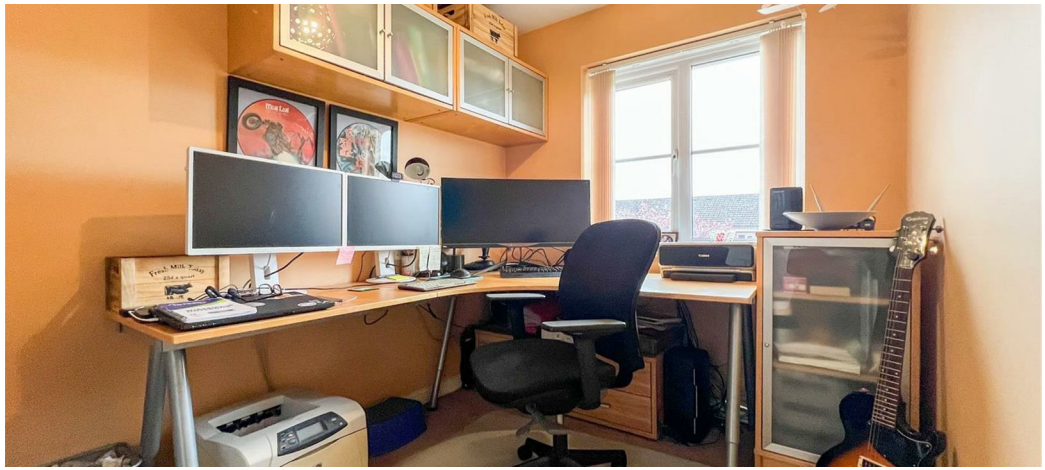
Leasehold

155 year lease from 01/01/2003

£174 p/a ground rent

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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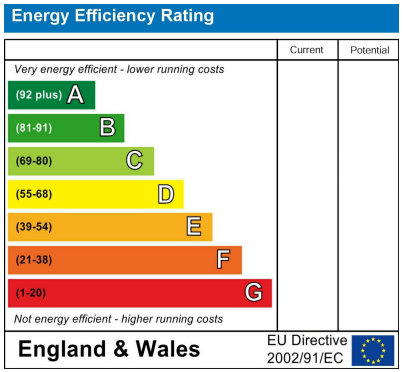
Directions

Viewings

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

Council Tax Band

D



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