



## 1 Sandy Hill, Werrington, Stoke-On-Trent, ST9 0ET

Offers Over £460,000

- Detached five bedroom property
- Newly fitted bathroom
- Large landscaped rear garden
- Situated in a sought after location
- Principal bedroom with en-suite
- Double garden with electric roller doors
- Two reception rooms and conservatory
- Utility room and WC
- Immaculate throughout

# I Sandy Hill, Stoke-On-Trent ST9 0ET

Whittaker & Biggs are delighted to offer to the market this impressive detached house that offers a perfect blend of space and comfort. Built in 1990, the property boasts five generously sized double bedrooms, making it an ideal family home. The two reception rooms provide ample space for both relaxation and entertaining, ensuring that there is room for everyone to enjoy.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during the warmer months. The double garage adds convenience and additional storage, catering to all your practical needs.

Situated in a sought-after location, this home benefits from a peaceful neighbourhood while still being within easy reach of local amenities and transport links. Whether you are looking for a family residence or a spacious home to accommodate guests, this property is sure to impress.



Council Tax Band: E



## Ground Floor

### Entrance

5'1" x 3'8"

UPVC double glazed door to the frontage, radiator.

### Hall

12'6" x 3'8"

Wood glazed door with side light window to the frontage, stairs to the first floor, understairs storage cupboard, radiator, pedestrian door to the garage.

### Sitting Room

17'8" x 11'0"

UPVC double glazed bay window to the frontage, blinds, UPVC double glazed window to the side aspect, blinds, living flame gas fire, marble hearth and surround, wood mantle, radiator.

### Kitchen

12'3" x 9'3"

UPVC double glazed window to the rear, units to the base and eye level, Flavel five ring range cooker, extractor hood, integral fridge freezer, integral Bosch dishwasher, solid wood worktops, stainless steel sink and a half with drainer, chrome mixer tap, radiator, tiled floor.

### Dining Room / Snug

11'0" x 9'4"

UPVC double glazed French doors to the rear, radiator.

### Conservatory

10'5" x 10'4"

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, radiator.

### Utility Room

7'7" x 7'4"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, worktop, space and plumbing for a washing machine, space for a tumble dryer, gas fired Worcester combi boiler, radiator, tiled floor.

## WC

7'4" x 2'9"

UPVC double glazed window to the side aspect, low level WC, radiator, wall mounted wash hand basin, tiled floor.

## First floor

### Landing

15'10" x 5'9"

Airing cupboard, loft hatch.

### Office Area

11'10" x 7'5"

UPVC double glazed window to the rear, blinds, UPVC double glazed window to the side aspect, blinds, loft hatch.

### Bathroom

9'3" x 6'4"

UPVC double glazed window to the rear, blinds, double ended inset bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, walk in shower enclosure, chrome fittings, inset ceiling spotlights, extractor fan, chrome ladder radiator, tiled floor.

### Bedroom One

14'0" x 11'0"

UPVC double glazed window to the frontage, blinds, radiator.

### En-suite

4'4" x 8'2"

UPVC double glazed window to the frontage, blinds, quadrant shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, radiator.

### Bedroom Two

12'11" x 7'6"

UPVC double glazed window to the rear, blinds, radiator.

### Bedroom Three

11'3" x 7'8"

UPVC double glazed window to the frontage, blinds, radiator, built in storage cupboard.

### Bedroom Four

11'2" x 7'5"

UPVC double glazed window to the frontage, blinds, radiator.

### Bedroom Five

9'5" x 8'8"

UPVC double glazed window to the rear, blinds, radiator.

### Loft

Part boarded.

### Externally

To the frontage, tarmacadam driveway suitable for two vehicles, area laid to lawn, fence boundary, mature trees and shrubs.

To the rear, Indian stone paved patio, area laid to lawn, well stocked borders, fence boundary, timber shed.

### Double Garage

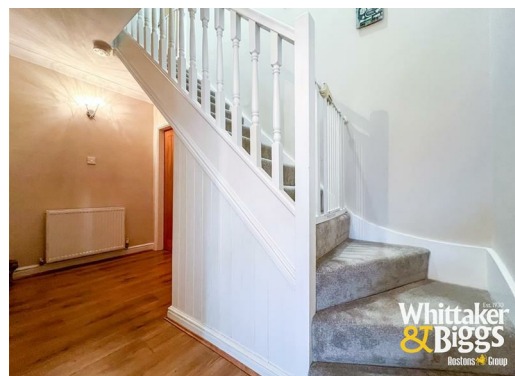
16'6" x 14'4"

Two electric roller doors, UPVC double glazed window to the side aspect, pedestrian door, inset ceiling spotlights, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap.

### AML REGULATIONS

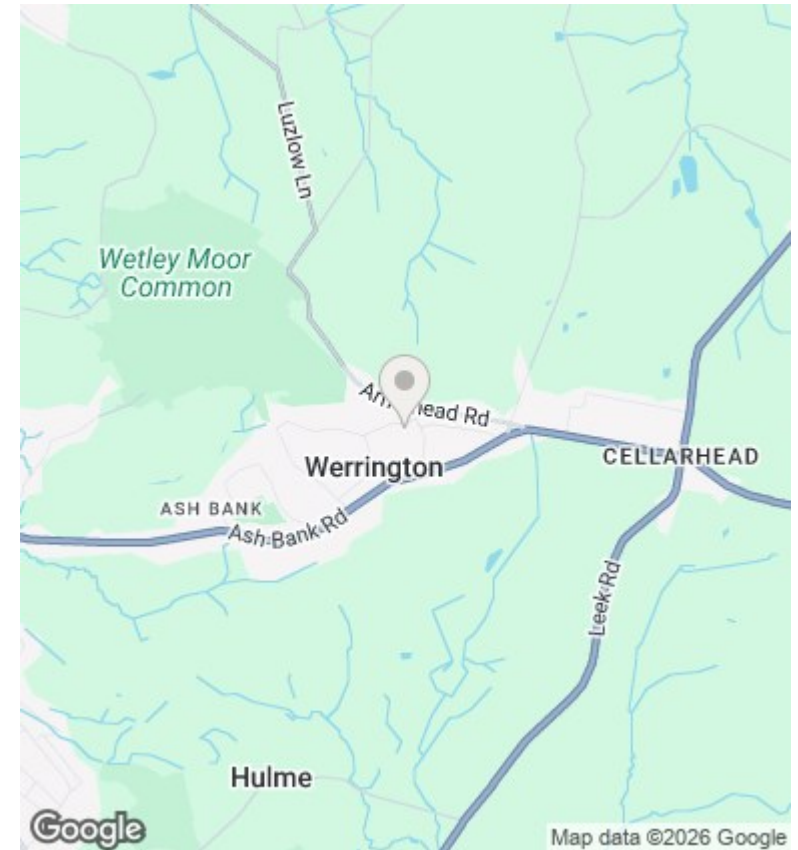
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	