



4 Houseman Drive, Weston Coyney, Stoke-On-Trent, ST3 5SB

Offers In Excess Of £215,000

- Semi detached bungalow
- Large driveway with EV charger
- Council tax band B
- 2 bedrooms
- Fully enclosed rear tiered garden
- Ideal for a FTB or those looking to downsize
- Open plan living / kitchen / dining with island
- Garage

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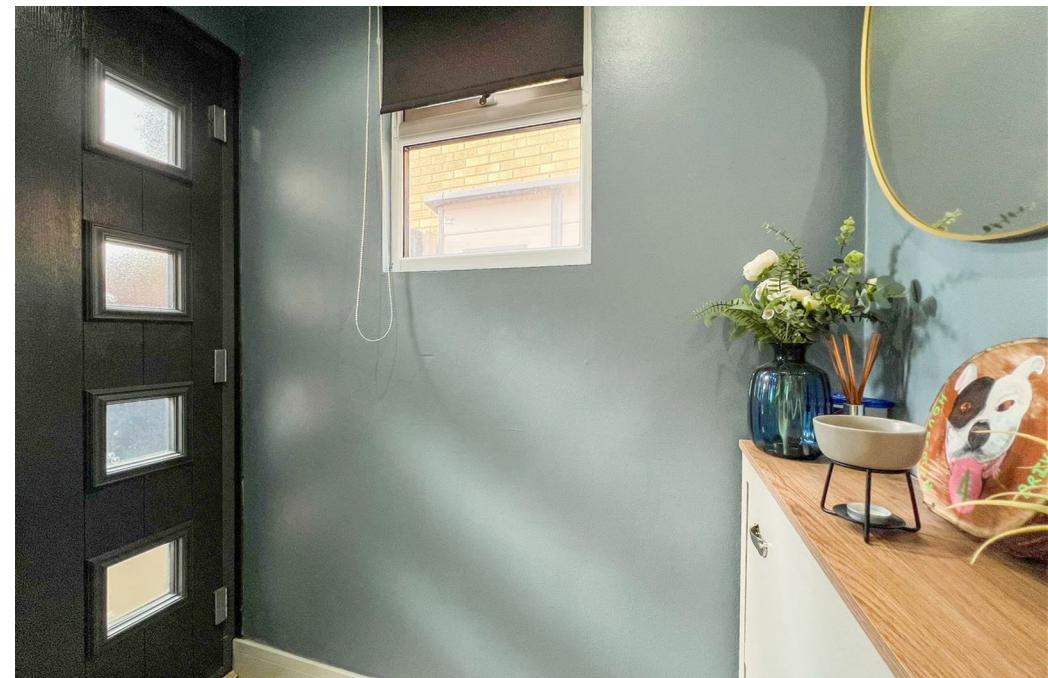
Whittaker & Biggs are pleased to offer to the market this delightful semi-detached bungalow that offers a perfect blend of comfort and convenience. With a generous living space of 678 square feet, this property is ideal for first-time buyers or those seeking to downsize without compromising on quality.

The bungalow features an inviting open-plan living area that seamlessly integrates the kitchen and dining space, creating a warm and welcoming atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, making it a delightful place to call home.

Comprising two well-proportioned bedrooms, this property provides ample room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents and guests alike.



Council Tax Band: B



Porch

5'6" x 2'10"

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, inset ceiling spotlights.

Kitchen / Living / Dining

19'1" x 16'5"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the frontage, units to the base and eye level, island unit, composite under mount sink, chrome mixer tap with spray attachment, integral logic washing machine., 2 x Neff electric fan assisted ovens, Neff combi microwave, Neff plate warmer, 5 ring gas hob, retractable extractor fan, retractable plug sockets, integral fridge freezer, integral Caple dishwasher, integral Caple tumble dryer, inset ceiling spotlights, loft hatch, radiator, wall mounted gas fire.

Bedrom One

11'8" x 8'4"

UPVC double glazed patio doors to the rear, radiator.

Bedroom Two

9'8" x 7'6"

UPVC double glazed window to the rear, radiator, range of open wardrobes.

Bathroom

6'6" x 5'4"

UPVC double glazed window to the side aspect, P-shaped bath, chrome mixer tap with handheld shower attachment, electric Triton shower over, glass

shower screen, wall mounted wash hand basin, chrome mixer tap, low level WC, chrome ladder, radiator, fully tiled, inset ceiling spotlights, extractor fan, tiled floor.

Loft

Part boarded, light.

Externally

To the frontage, paved driveway, gravel driveway, EV charger, fence boundary, gated access to the rear.

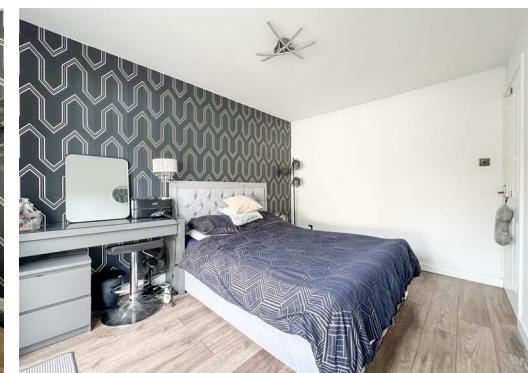
To the rear, detached garage, tiered garden, decked area, gravelled area, area laid to lawn, fence boundary, mature trees and shrubs, shed.

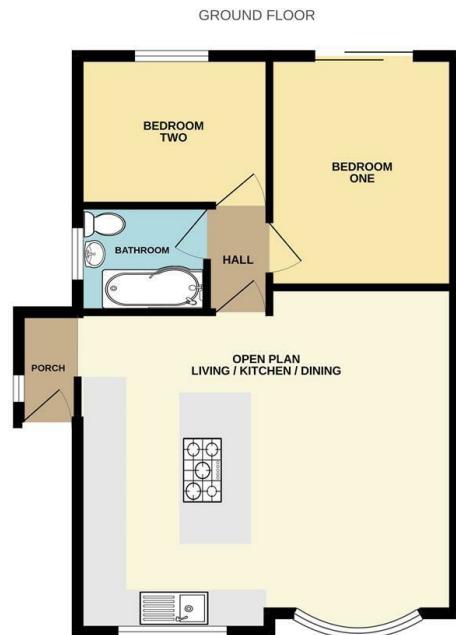
Garage

17'6" x 8'0"

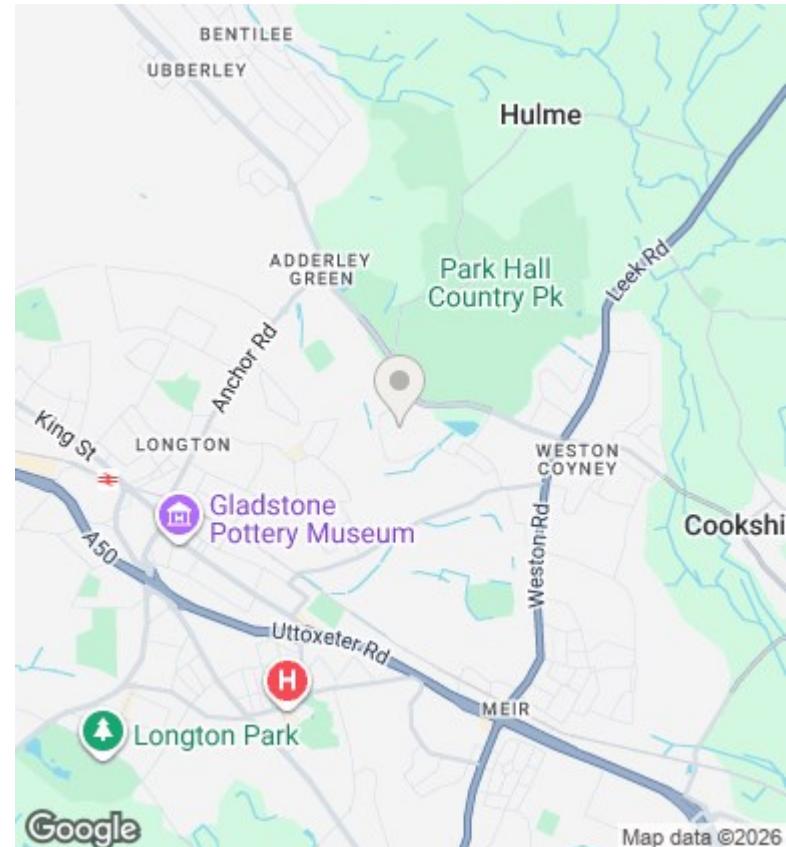
Metal up-and-over door, glazed window to the side aspect.







Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility will be accepted 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 accuracy of the boundaries of the property 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC