



## 32 Willetton Street, Bucknall, Stoke-On-Trent, ST2 9JA

Offers Over £272,500

- Detached bungalow "Smart Home"
- Controls lighting, temperature, audio and security inside and outside the home
- Bathroom with spa bath, walk-in shower enclosure and rain sensor Velux windows
- Beautifully presented
- Three bedrooms
- Mood lighting and under floor heating throughout
- Low maintenance, Indian stone paved garden with hot tub (available by separate negotiation)
- Control4 home smart system
- Contemporary kitchen with island and bi-fold doors
- Private driveway for two vehicles

# 32 Willeton Street, Stoke-On-Trent ST2 9JA

Whittaker & Biggs are delighted to bring to the market this exquisite "smart home", offering a harmonious blend of modern living and comfort. This bungalow is equipped with a state-of-the-art Control4 smart home system, allowing you to effortlessly manage lighting, audio, temperature, and CCTV for enhanced security and convenience. The underfloor heating throughout ensures a warm and cosy environment, regardless of the season.

The contemporary kitchen is a true highlight, featuring a stylish island, integral appliances and bi-fold doors that seamlessly connect the indoor space to the low-maintenance rear garden. This outdoor area is designed for relaxation and leisure, complete with an inviting hot tub, available by separate negotiation, making it an ideal spot for unwinding after a long day.



Council Tax Band: C



### **Hall**

27'5" x 3'0"

Composite double glazed door to the frontage, Control4 smart panel, under floor heating, inset ceiling spotlights, loft access.

### **Bedroom One**

9'11" x 8'0"

UPVC double glazed window to the frontage, shutters, mood lighting, ceiling speakers, Control4 smart panel, under floor heating.

### **Dressing Room**

8'0" x 6'8"

Fitted wardrobes with sensor lighting, inset ceiling spotlights, mood lighting, under floor heating.

### **Bathroom**

9'8" x 8'0"

Two open and close Velux skylights with rain sensors, under floor heating, spa bath, chrome mixer tap, handheld shower attachment, walk in shower enclosure, chrome fittings, rainfall shower head vanity, wash hand basin, chrome mixer tap, wall hung low level WC, electric anthracite vertical radiator, mood lighting, ceiling speakers.

### **Bedroom Two**

11'1" x 7'8"

UPVC double glazed window to the frontage, shutters, fitted wardrobes with sensor lighting, mood lighting, ceiling speakers, Control4 smart panel, under floor heating.

### **Bedroom Three**

11'1" x 7'8"

UPVC double glazed window to the side aspect shutters, fitted wardrobes with sensor lighting, mood lighting, ceiling speakers, Control4 smart panel, under floor heating.

### **Store**

7'8" x 4'7"

Sensor lighting, underfloor heating, Control4 control system.

### **Sitting Room**

17'11" x 10'8"

UPVC double glazed window to the rear, shutters, Heatmiser thermostat, mood lighting, ceiling speakers, Control4 smart panel, under floor heating, internet port (behind TV).

### **Breakfast Kitchen**

18'1" x 14'4"

UPVC bifold doors to the rear, composite double glazed door to the frontage, island unit, Bosch ceramic induction hob, ceiling extractor, two Bosch electric fan assisted ovens, two Bosch warming drawers, integral Bosch coffee maker, integral Bosch washing machine, integral Candy tumble dryer, integral bins, integral Bosch dishwasher, integral Bosch under counter freezer, integral Bosch larder fridge, composite sink and a half with drainer, black mixer tap with instant boiling water, inset ceiling spotlights, ceiling speakers, Control4 master panel, under floor heating.

### Loft

Boarded, carpeted, pull-down-ladder, light, housing the combi boiler.

### Externally

To the frontage, paved driveway suitable for two vehicles, dwarf wall boundary.

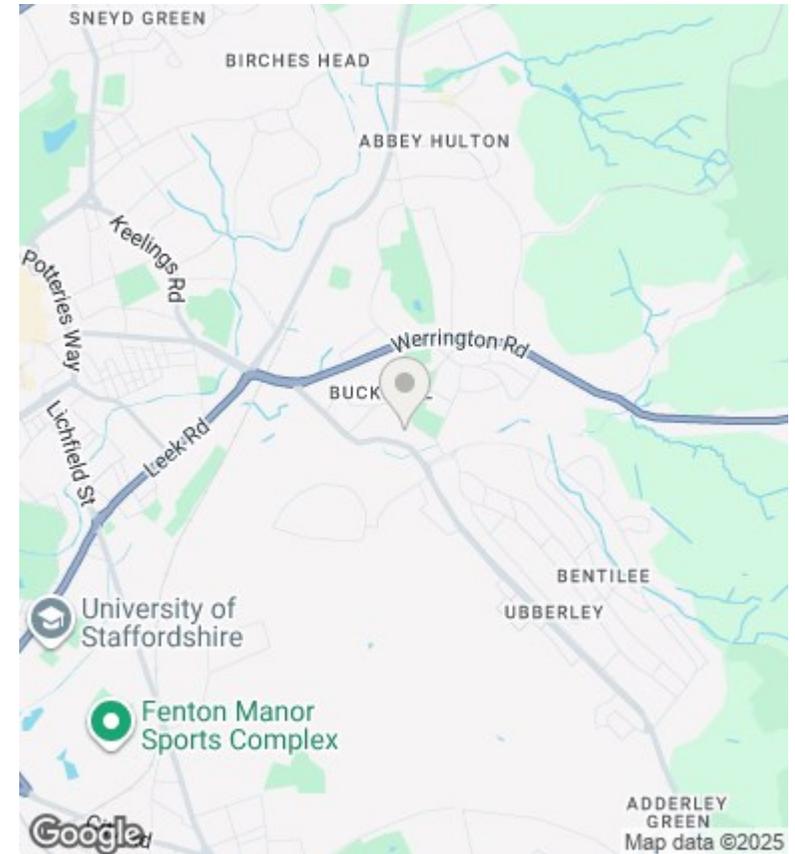
To the rear, Indian stone paved garden, built in parasol, wall and fence boundary, power and lighting, eight seat hot tub (available by separate negotiation).







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 guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettopix (2025).



## Directions

## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         | 86        |
| (69-80)  | C | 72                      |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |