DENISE WHITE™
BESPOKE ESTATE AGENT









39 Hayeswood Grove, ST6 8GG

Offers over £275,000

"Home isn't simply where you live; it's where life happens, memories gather, and you always know you belong."

Immaculately presented three-storey townhouse, ideally positioned within the popular Norton Heights development. Offering four bedrooms, spacious and versatile accommodation across three floors, plus a balcony, integral garage and private rear garden. A fantastic family home in a peaceful and desirable setting, ready to move straight into with little more to do than unpack.

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Denise White Estate Agent Comments

Situated within the highly regarded Norton Heights development, this immaculately presented three-storey townhouse offers an impressive combination of space, versatility and modern family living. Quietly positioned within this popular residential setting, the property provides four bedrooms across three floors, alongside generous living accommodation, a private rear garden, balcony, utility room and integral garage.

The ground floor is particularly versatile, with a spacious entrance hallway providing access to a convenient WC, utility/boot room, integral garage and Bedroom Three. Currently used as a bedroom, this flexible space could equally lend itself to a dining room, playroom, home office, gym or additional reception room, with attractive double doors opening directly onto the rear garden. The utility room also provides external access, adding further practicality to this level.

Moving to the first floor, the property really comes into its own with a bright and spacious lounge featuring double doors opening onto a private balcony – a lovely addition and an ideal spot to enjoy the surrounding outlook. The impressive L-shaped kitchen/diner sits to the rear, overlooking the garden and offering a generous range of wall and base units, ample workspace and plenty of room for family dining.

The second floor provides the main bedroom suite, with Bedroom One benefiting from fitted wardrobes and a modern en suite, alongside a further double bedroom, a versatile fourth bedroom currently utilised as a home office, and a well-appointed family bathroom.

Externally, the property enjoys off-road parking for two vehicles to the front, together with an integral single garage offering excellent potential for storage, gym use or further adaptation subject to any necessary permissions. To the rear is a beautifully maintained, low-maintenance garden with lawn, two separate patio seating areas and mature planting, including a peach tree and blossom tree. Private, peaceful and designed to make the most of the summer sunshine, it provides a wonderful outdoor extension of the home.

A superbly presented and genuinely versatile family home, offering flexible accommodation across three floors in one of the area's popular modern developments.

Location



Norton Heights is a highly sought-after residential area located in the north of Stoke-on-Trent, renowned for its leafy streets, convenient amenities, and strong sense of community. The area offers a desirable mix of traditional homes, along with modern developments, making it popular with families, professionals, and retirees alike.

Residents of Norton Heights benefit from excellent access to local schools, healthcare facilities, and a variety of shops and services, while still enjoying the peace and space of a suburban environment. The area is well served by public transport links and road connections, providing easy access to the wider city, the M6 motorway, and the neighbouring towns of Hanley and Newcastle-under-Lyme.

One of the standout features of Norton Heights is its proximity to green spaces and recreational facilities. Residents can enjoy scenic walks, local parks, and sports amenities, offering an ideal balance between urban convenience and countryside charm. With its combination of

attractive homes, excellent local facilities, and strong community atmosphere, Norton Heights represents a highly desirable location for anyone looking to settle in the Stoke-on-Trent area.

Why We Love This Home!

From the moment you step inside, this is a home that feels exceptionally well cared for. Immaculately presented throughout and ready to move straight into, it offers the kind of flexibility that works brilliantly for modern family life.

The three-storey layout gives every member of the household their own space, whilst the versatile ground floor allows the accommodation to adapt as your needs change – whether that means a fourth bedroom, home office, playroom, dining room or additional reception space.

The first-floor living accommodation is a real highlight, with a beautifully presented kitchen/diner overlooking the garden and a bright, spacious lounge opening onto its own balcony. Upstairs, the principal bedroom benefits from fitted wardrobes and an en suite, with two further bedrooms and a family bathroom completing the accommodation.

Outside, there's parking for two vehicles, an integral garage and a private, low-maintenance rear garden with multiple seating areas. Add in the desirable Norton Heights location and you've got a home that offers space, flexibility and genuine move-in-ready appeal – without the immediate list of jobs that so often comes with moving house.

Entrance Hallway



Garage

WC

6'5" x 6'2" (1.96 x 1.88)



Bedroom Three

10'9" x 9'1" (3.30 x 2.77)



Utility

6'10" x 6'4" (2.10 x 1.94)



First Floor Landing



Kitchen Diner

17'1" x 16'1" (5.23 x 4.91)



Lounge

15'11" x 11'1" (4.87 x 3.39)



Balcony

15'9" x 4'0" (4.82 x 1.24)



Second Floor Landing



Bedroom One

11'1" x 11'0" (3.40 x 3.37)



En Suite

9'3" x 4'3" (2.82 x 1.31)



Bedroom Two

11'8" x 8'5" (3.56 x 2.58)



Bedroom Four

7'6" x 7'3" (2.31 x 2.23)



Bathroom

6'5" x 6'2" (1.96 x 1.89)



Outside



To the front, the property benefits from a private driveway providing off-road parking for two vehicles, together with an integral single garage. The garage offers excellent additional storage and could also lend itself to alternative uses such as a home gym, subject to any necessary permissions.

The rear garden is a particularly pleasant feature, offering a private and easy-to-maintain outdoor space with a combination of lawn and paved seating areas. There are two separate patio spaces, providing plenty of room for outdoor dining, entertaining or simply relaxing in the warmer months. Mature planting, established trees and a peach tree add a lovely sense of privacy, whilst the garden's position allows it to make the most of the sunshine.

Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke On Trent Band C

Please Note
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved

price, market share of properties available, positive reviews and much more!

Property To Sell?
Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

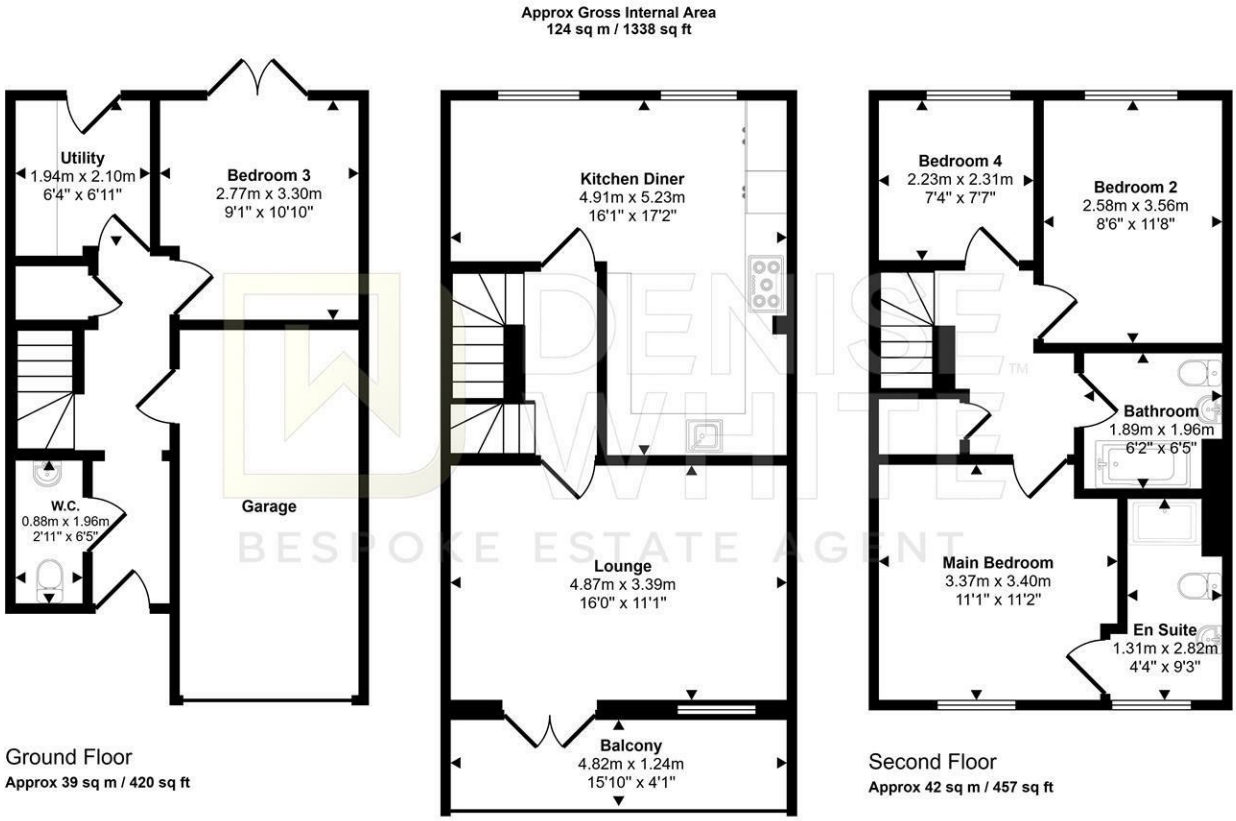
Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

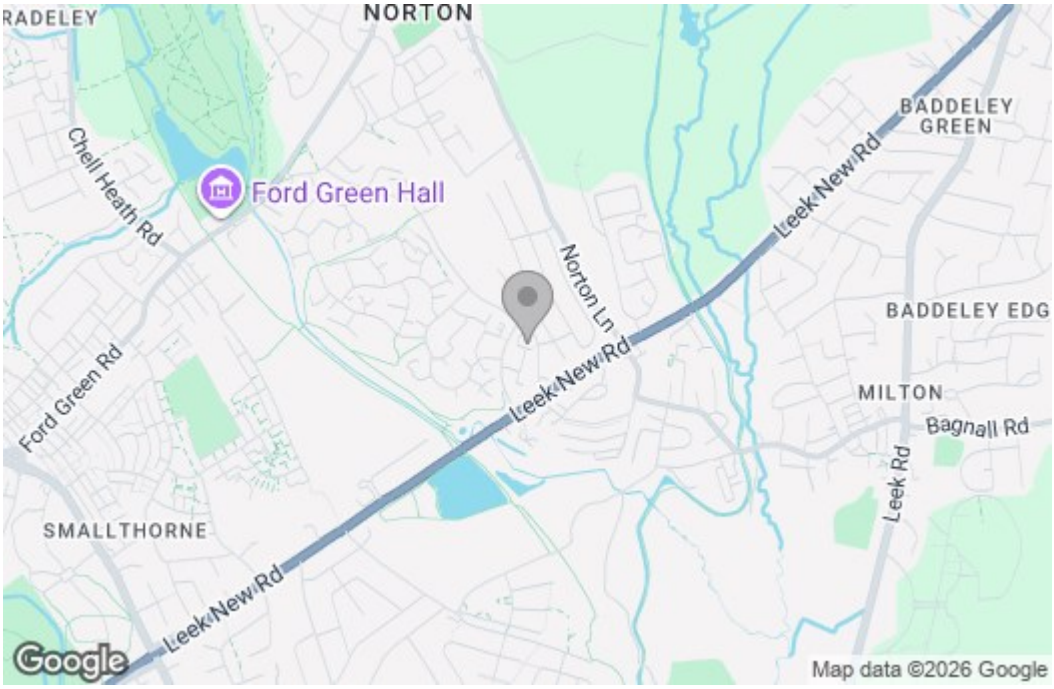
Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

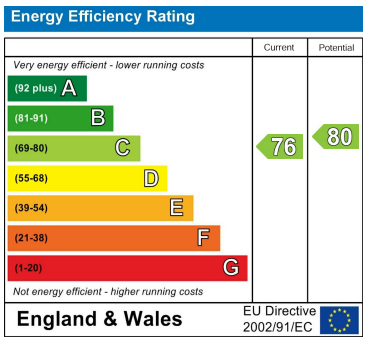


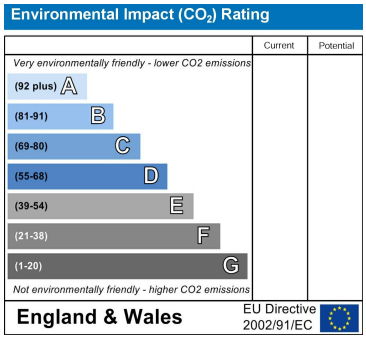
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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