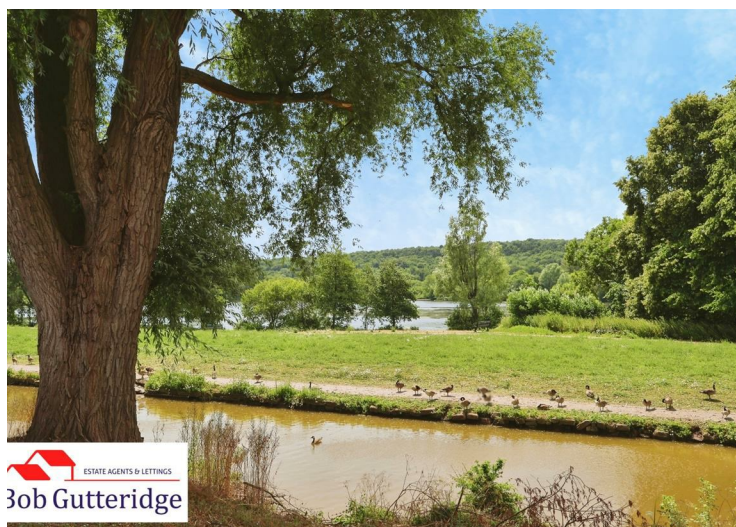


23 Botesworth Gardens, Westport Lake, Stoke-On-Trent, Staffs, ST6 4SA



Freehold Offers in excess of £360,000

Bob Gutteridge Estate Agents are delighted to bring to the market this substantial modern detached family home, pleasantly situated within a cul-de-sac on the ever-popular and convenient Westport Lake development. The property enjoys a superb position close to Westport Lake, offering pleasant walks through the surrounding countryside, whilst also being conveniently located for local shops, schools, amenities, and excellent road links. This beautifully presented home benefits from the modern-day comforts of Upvc double glazing together with gas central heating. In brief, the accommodation comprises an entrance hall, spacious lounge, dining room, half-brick Upvc double-glazed conservatory, stunning modern fitted kitchen/breakfast room, separate utility room, and ground floor WC. To the first floor, the property offers four generously proportioned bedrooms, together with an en-suite shower room to the principal bedroom and a family bathroom. Externally, the property occupies a generous plot, providing ample off-road parking to the front for approximately four to five vehicles, together with an enclosed rear garden.

Viewing of this truly beautiful family home is highly recommended to fully appreciate the spacious accommodation, generous plot, and sought-after location on offer !

ENTRANCE HALL

With composite multi-glazed frosted front access door, Upvc double-glazed window to front, two pendant light fittings, panelled radiator, Hive wall-mounted thermostat, stairs to first floor landing, power point and French multi-glazed doors leading to:



LOUNGE 5.44m x 3.53m (17'10" x 11'7")

With Upvc double-glazed window to front, coving to ceiling, pendant light fitting, feature fireplace surround with marble hearth and inset incorporating a coal-effect gas fire, panelled radiator, oak-effect laminate flooring, power points, and double multi-glazed doors leading off to:



DINING ROOM 3.38m x 3.23m + door recess (11'1" x 10'7" + door recess)

With Upvc double-glazed sliding patio door to rear, pendant light fitting, oak-effect laminate flooring, panelled radiator, power points, and access to:



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 4.14m x 2.82m (13'7" x 9'3")

With Upvc double-glazed panels to side and rear aspects, Upvc double-glazed French doors to rear, five-lamp light fitting, oak-effect laminate flooring, wall-mounted electric heater, and power points.



MODERN FITTED KITCHEN / BREAKFAST ROOM 4.37m to cupboard frontage x 2.90m reducing to 2.7 (14'4" to cupboard frontage x 9'6" reducing to 9'1")

With Upvc double-glazed window to rear with inset lead pattern, Upvc double-glazed rear access door, three downlights, ten LED spotlight fittings, a range of base and wall-mounted high-gloss storage cupboards providing ample domestic cupboard and drawer space, granite work surface incorporating an integrated sink unit with chrome mixer tap above, built-in Neff five-ring electric induction hob unit with extractor hood above, integrated Neff microwave, integrated Neff fan-assisted double oven, integrated Bosch dishwasher, space for American-style fridge/freezer, built-in breakfast bar, vinyl cushion flooring, glazed splashback, panelled radiator, power points, and door to:



UNDERSTAIRS STORE

With pendant light fitting and ample domestic shelving and storage space.

UTILITY ROOM 2.59m x 2.44m (8'6" x 8'0")

With Upvc double-glazed frosted window to side, four LED spotlight fittings, a range of base and wall-mounted high-gloss white storage cupboards providing ample domestic cupboard and drawer space, butchers wood-block work surface incorporating a built-in Belfast sink unit with chrome mixer tap above, plumbing for automatic washing machine, space for condenser dryer, tiled splashback, kickboard heater, vinyl cushion flooring, and power points.



DOWNSTAIRS WC 1.57m x 1.04m (5'2" x 3'5")

With Upvc double-glazed frosted window to side with inset lead pattern, enclosed light fitting, a white built-in suite comprising vanity sink unit with monobloc chrome mixer tap above, built-in dual flush WC, modern chrome towel radiator, and vinyl cushion flooring.



FIRST FLOOR LANDING

With access to loft space, smoke alarm, pendant light fitting, two power points, and doors leading off to rooms, including door to:



BUILT IN AIRING CUPBOARD

Housing the hot water cylinder and providing ample domestic drying and storage space.

BEDROOM ONE (FRONT) 4.17m x 3.53m plus wardrobe recess (13'8" x 11'7" plus wardrobe recess)

With Upvc double-glazed window to front, pendant light fitting, panelled radiator, BT telephone point (subject to usual transfer regulations), oak-effect laminate flooring, TV ariel connection, power points, built-in wardrobes providing ample domestic hanging and storage space together with matching bedside cabinets, and two spotlight fittings. Access leads off to:



EN-SUITE SHOWER ROOM 2.67m x 0.91m (8'9" x 3'0")

With Upvc double-glazed frosted window to side with inset lead pattern, three spotlight fittings, a white suite comprising built-in dual flush WC, vanity sink unit with chrome mixer tap above, walk-in shower enclosure with bi-fold glazed access door plus thermostatic direct-flow shower, electric shaver socket, extractor fan, ceramic splashback tiling, and oak-effect vinyl cushion flooring.



BEDROOM TWO (REAR) 3.73m x 3.23m reducing to 2.64m (12'3" x 10'7" reducing to 8'8")

With Upvc double-glazed window to rear with inset lead pattern, pendant light fitting, panelled radiator, oak-effect laminate flooring and power points.



BEDROOM THREE (FRONT) 3.99m x 3.56m reducing to 3.51m (13'1" x 11'8" reducing to 11'6")

With Upvc double-glazed window to front, pendant light fitting, panelled radiator, and power points.



BEDROOM FOUR (FOUR) 2.95m x 2.49m (9'8" x 8'2")

With Upvc double-glazed window to rear with inset lead pattern, pendant light fitting, panelled radiator, oak-effect laminate flooring, and power points



FIRST FLOOR BATHROOM 2.29m x 1.75m (7'6" x 5'9")

With Upvc double-glazed frosted window to rear with inset lead pattern, six LED spotlight fittings, extractor fan, a modern white suite comprising built-in dual flush WC, vanity sink unit with monobloc chrome mixer tap above, "L" shaped bath/shower unit with Triton T80 electric shower plus monobloc chrome mixer tap above, aqua boarding to splashback, oak-effect laminate flooring, electric shaver socket, and modern chrome towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with mature hedge to frontage, a tarmac driveway provides ample off road parking for four/five vehicles and a timber gate provides access alongside the property to;

ENCLOSED REAR GARDEN

Bounded by timber post and timber fencing, external cold water tap, external lighting, paved pathways, lawn section with mature shrubs to borders, a paved area provides patio and sitting space plus access to a garden timber shed providing ample external storage space.



FORMER GARAGE

With up and over door along with ample external storage space.

COUNCIL TAX

Band 'D' amount payable to City of Stoke-on-Trent Council.

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales

package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

