



Scholars Way, Stoke-On-Trent, ST9 0FB.  
Offers in Excess of £250,000



## Scholars Way, Stoke-On-Trent, ST9 0FB.

A well presented three bedroom detached property located in the highly desirable residential area of Werrington.

Boasting an impressive 17ft kitchen / dining room, spacious living room, ensuite to bedroom one and enjoyable landscaped rear garden.

Accommodation within to the ground floor comprises of an entrance hallway with staircase to the first floor and cloakroom off housing a lower level WC.

The living room is spacious and offers focal electric fireplace. The impressive kitchen / dining room offers units to the base and eye level, four ring gas hob, extractor fan, double electric oven, integral fridge / freezer, integral dishwasher, plumbing for a washing machine and patio doors opening to the rear garden.

To the first floor are three well proportioned bedrooms with bedroom one offering a shower ensuite. The family bathroom has a panelled bath, lower level WC and pedestal wash hand basin.

Externally is just as impressive with a low maintenance landscaped rear garden having a mix of stone flagged patio, area laid to wood chipping / gravel with fenced boundaries. A viewing comes highly recommended to appreciate the size, plot, location and quality on offer.

### Situation

This home is situated in a sought after residential location, which provides easy commuting to The Potteries, Motorway Network and various local towns and amenities.



### Hallway

UPVC double glazed door to the front elevation, radiator, staircase to the first floor.

### Cloakroom

Lower level WC, wall mounted sink, radiator.

### Living Room 16' 4" x 9' 5" (4.98m x 2.86m)

UPVC double glazed window to the front elevation, radiator, electric fire.

### Kitchen / Dining Room 9' 3" x 17' 2" (2.83m x 5.24m)

UPVC double glazed patio doors and window to the rear elevation, UPVC double glazed window to the side elevation, radiator, units to the base and eye level, four ring gas hob, extractor fan, double electric oven, stainless steel sink with drainer, chrome mixer tap, integral fridge / freezer, integral dishwasher, plumbing for a washing machine.

### First Floor

### Landing

UPVC double glazed window to the side elevation, loft access, storage cupboard.

### Bedroom One 10' 5" x 10' 0" (3.17m x 3.05m)

UPVC double glazed window to the rear elevation, radiator.

### Ensuite

Shower cubicle, lower level WC, wall mounted sink, chrome ladder radiator.

### Bedroom Two 12' 4" x 10' 0" (3.75m x 3.05m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Three 8' 11" x 8' 5" (2.73m x 2.56m)

UPVC double glazed window to the front elevation, radiator.

### Bathroom

UPVC double glazed window to the rear elevation, radiator, panelled bath with shower over, lower level WC, pedestal wash hand basin.

### Externally

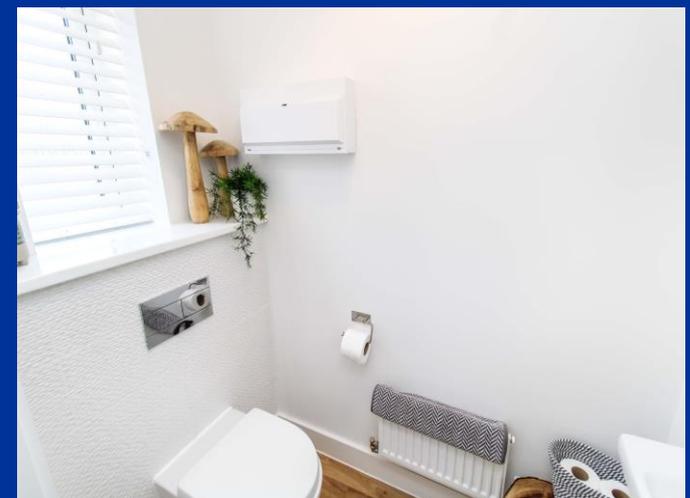
To the front, brick herringbone driveway, stone flagged walkway, mature shrubs. To the rear, stone flagged patio, area laid to gravel, area laid to wood chippings, fenced boundaries, curtesy lighting, external pub socket.

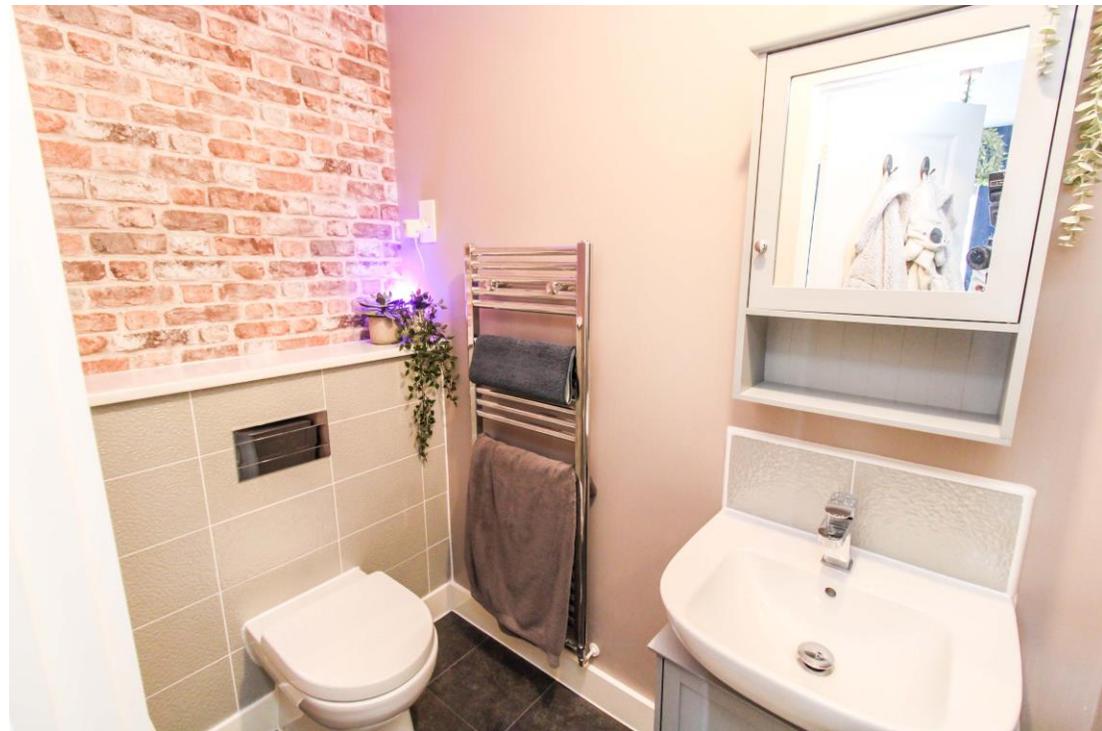


Note:  
Council Tax Band:

EPC Rating: B

Tenure: believed to be Freehold



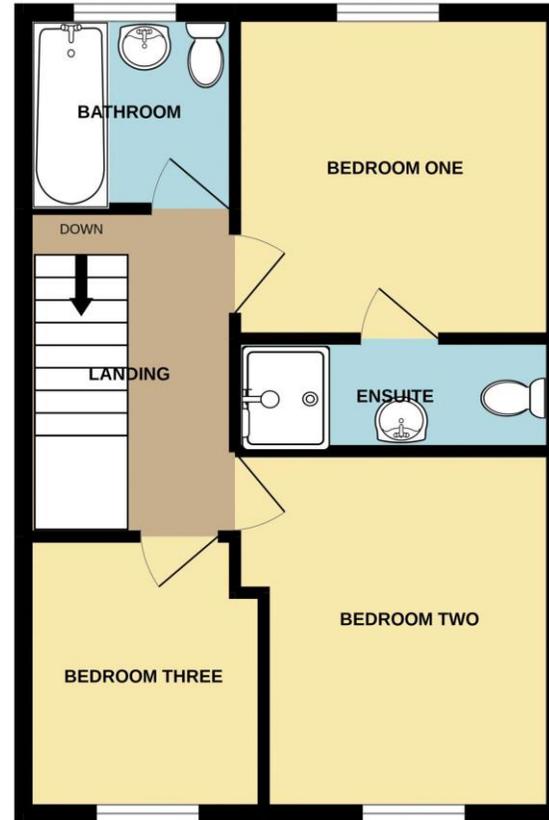




GROUND FLOOR



1ST FLOOR



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

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