



Burtree Drive, Norton Heights, ST6 8GZ.
£315,000

Whittaker ^{Est. 1930}
& Biggs

Burtree Drive, Norton Heights, ST6 8GZ.

This four bedroom detached home is immaculately presented throughout and is nestled on a substantial corner plot, having double driveway, detached double garage and an enclosed garden. The spacious and versatile layout comprises of a 19ft kitchen/diner, utility, two reception rooms, ensuite to bedroom one and useful cloakroom to the ground floor.

You're welcomed into the property via the hallway with cloakroom off. The 16ft living room has bay fronted window and the current vendors have opened this room up with dividing double doors, which are full length and glazed to the kitchen/diner, creating a user friendly layout which flows.

The kitchen/diner incorporates a breakfast bar, a good range of fitted units to the base and eye level, integral fridge/freezer, dishwasher and electric oven, gas hob and extractor. The kitchen/diner has ample room for a dining table and chairs, patio doors to rear decking area and the utility off, having work surface space, plumbing for a washing machine, gas fired boiler and dryer.

A further reception room is currently used as an office, but would also be an ideal dining room or playroom for the children.

To the first floor is a spacious landing and four sizeable bedrooms, with bedroom one having an ensuite shower room. The well equipped family bathroom incorporates a panel bath, wash hand basin and low level WC.

Externally to the rear is a fully enclosed garden, laid to decking, lawn and gated access to a double driveway and detached garage. The garage has up and over door, power and light connected.

A viewing is highly recommended to appreciate this spacious home, plot size and excellent condition.



Entrance Hallway

Upvc double glazed composite door to the front elevation, Upvc double glazed window to the front elevation, radiator, understairs storage cupboard.

WC 3' 5" x 6' 3" (1.04m x 1.90m)

Low level WC, pedestal wash hand basin, radiator, Upvc double glazed window to the front elevation, tiled splash back.

Lounge 16' 0" x 11' 10" (4.88m x 3.61m)

Upvc double glazed window to the front elevation, two radiators, wood glazed double doors to the kitchen/diner.

Kitchen/Dining Room 9' 5" x 19' 3" (2.87m x 5.87m)

Range of fitted units to the base and eye level, breakfast bar, composite 1 1/2 sink with drainer and mixer tap, electric double oven, integral fridge/freezer, dish washer, Upvc double glazed window to the side, space for a dining room table and chairs, Upvc double glazed patio doors to the rear with perfect fit blinds, two radiators.

Utility Room 9' 5" x 5' 6" (2.87m x 1.68m)

Units to the base level, stainless steel sink with drainer, radiator, plumbing for a washing machine, wall mounted gas boiler, composite double glazed door to the rear elevation.

First Floor

Landing

Upvc double glazed window to the front elevation, radiator, cupboard housing the pressurised heated water tank, loft access which is part boarded with light.

Bedroom One 11' 7" x 11' 10" (3.53m x 3.61m)

Upvc double glazed window to the front elevation, radiator.

Ensuite 4' 8" x 7' 0" (1.42m x 2.14m)

Upvc double glazed window to the side elevation, low level WC, pedestal wash hand basin, double shower enclosure with chrome fitment above.

Bedroom Two 13' 7" x 9' 4" (4.14m x 2.84m)

Upvc double glazed window to the side, radiator.

Bedroom Three 9' 5" x 8' 8" (2.87m x 2.64m)

Upvc double glazed window to the rear, radiator.

Bedroom Four

Upvc double glazed window to the side, radiator.

Bathroom 6' 0" x 6' 10" (1.83m x 2.08m)

Panel bath with chrome shower fitment over, shower screen, pedestal wash hand basin, low level WC, Upvc double glazed window to the rear, partly tiled.

Externally

To the rear is an area laid to lawn, decked areas, outside water tap, walled and fenced boundary, gated access to driveway. Tarmac driveway with access to the double garage.

Double Garage

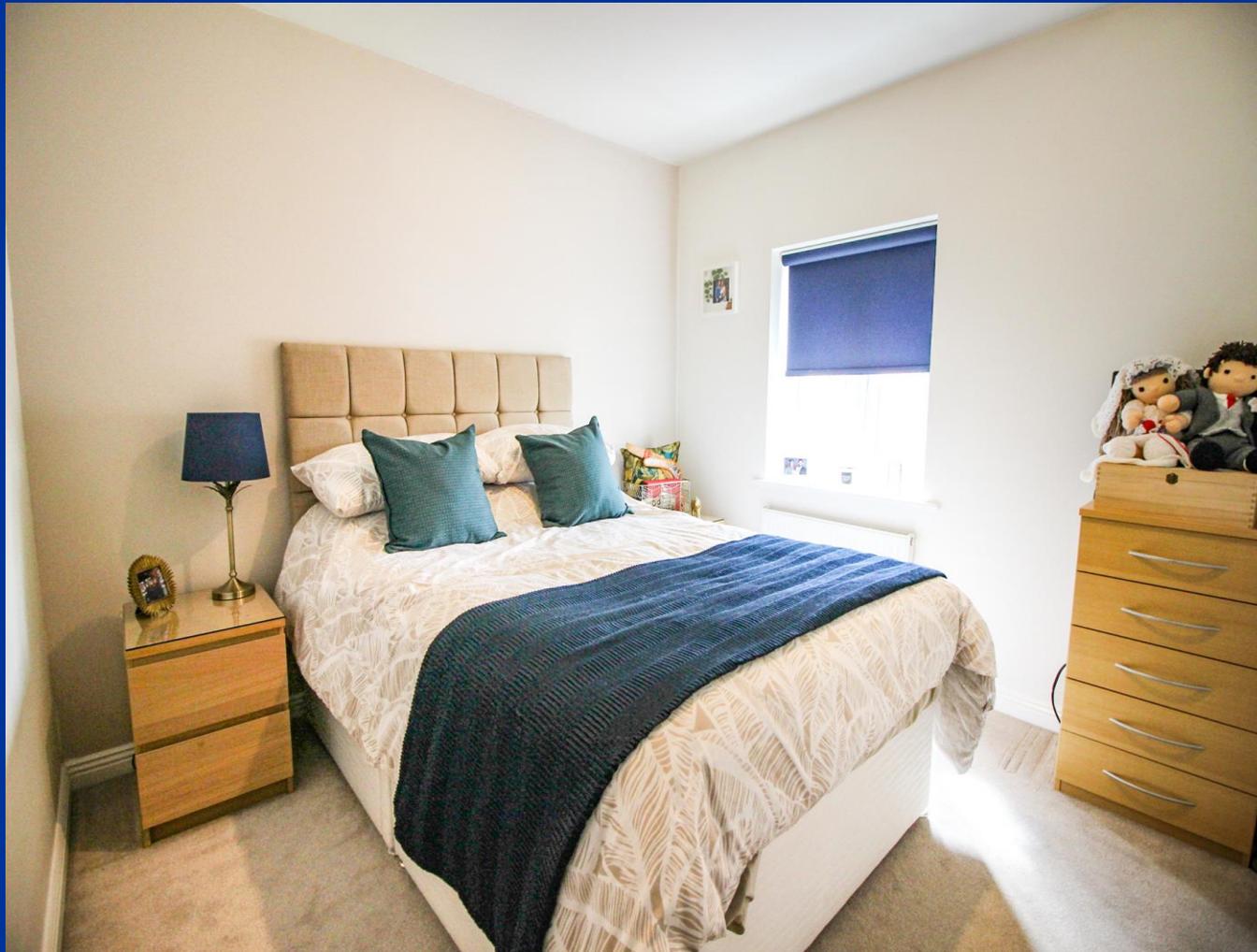
Up and over door, power and light connected.



Note:
Council Tax Band:

EPC Rating: C

Tenure: believed to be Freehold







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.
Made with Metropix ©2023

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Whittaker ^{Est. 1930}
& Biggs