



Chillington Way, Norton Heights, Stoke-On-Trent, ST6 8GJ.
£270,000

Whittaker Est. 1930
& Biggs

Chillington Way, Norton Heights, ST6 8GJ.

This immaculately presented four bedroom detached family home is located on the popular Norton Heights development and is nestled within a substantial plot, having parking for at least three vehicles and an impressive enclosed rear garden.

The property boasts a spacious layout and you're welcomed into the hallway, which incorporates a minton style flooring. The living room has feature bay window and useful understairs cupboard. The dining room has ample room for a dining table and chairs, has patio doors to the garden and welcomes itself to becoming an open plan space with the kitchen, if so desired. The well equipped kitchen has a good range of units to the base and eye level, space for a free standing fridge/freezer, dishwasher, electric oven, gas hob and extractor. A utility room has worksurface space, plumbing for a washing machine, dryer and provides access to the garden and cloakroom.

To the first floor are four well-proportioned bedrooms, with bedroom one having a refitted modern ensuite shower room, having contemporary mixer tap and shower fitment. The bathroom again has been refitted with a freestanding bath, bowl sink unit mounted on a rustic vanity unit and low level WC.

The 17ft garage has an up and over door, light and houses the gas-fired boiler. Externally to the frontage is a tarmacadam driveway and hard standing area, for ample parking, access to the rear via either side of the property. To the rear is a low maintenance garden, laid to patio, artificial grass, wood chippings, decking and fully enclosed.

A viewing is highly recommended to appreciate this homes position, plot, spacious accommodation and excellent condition.



Entrance Hallway

Composite style door to the front elevation, staircase to the first floor.

Living Room 13' 4" x 13' 3" (4.06m x 4.05m)

UPVC double glazed bay window to the front elevation, two radiators, understairs storage cupboard.

Dining Room 9' 2" x 8' 0" (2.80m x 2.45m)

UPVC double glazed patio doors to the rear elevation, radiator.

Kitchen 9' 1" x 11' 9" (2.77m x 3.57m)

Range of fitted units to the base and eye level, stainless steel sink unit with mixer tap, four ring gas hob, electric fan assisted oven, extractor fan, space for freestanding fridge/freezer, tiled splashbacks, space for dishwasher, UPVC double glazed window to the rear elevation.

Utility Room 5' 1" x 5' 2" (1.56m x 1.57m)

Worksurface space, plumbing for washing machine, space for dryer, radiator, composite double glazed door to the rear elevation.

WC 3' 8" x 5' 2" (1.11m x 1.57m)

Lower level WC, corner sink, radiator, UPVC double glazed window to the side elevation, plumbing for washing machine.

First Floor

Landing

Loft access.

Bedroom One 11' 2" x 9' 10" (3.41m x 2.99m)

UPVC double glazed window to the front elevation, built in wardrobe space, immersion heated tank.

Ensuite Shower Room 5' 3" x 6' 4" (1.61m x 1.94m)

Vanity sink unit with mixer tap, corner shower with mixer shower, lower level WC, radiator, UPVC double glazed window to the front elevation.

Bedroom Two 11' 7" x 9' 5" (3.52m x 2.86m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 10' 4" x 8' 1" (3.16m x 2.46m)

UPVC double glazed window to the front and side elevation, radiator, built in cupboard.

Bedroom Four 8' 9" x 8' 9" (2.66m x 2.67m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 6' 2" x 6' 10" (1.89m x 2.09m)

Freestanding bath with integral chrome fitment, lower level WC, vanity sink unit with mixer tap and bowl, UPVC double glazed window to the rear elevation, tiled splashbacks, electric shaver point, extractor fan.

Outside

Externally to the front is tarmac driveway, hard standing gravelled area providing further parking.

Rear Garden

Patio, artificial grass, chipping area, decked area, fenced boundaries, access to either side of the property.

Garage

Up and over door, boiler, light connected.



Note:
Council Tax Band: D

EPC Rating: C

Tenure: believed to be Leasehold

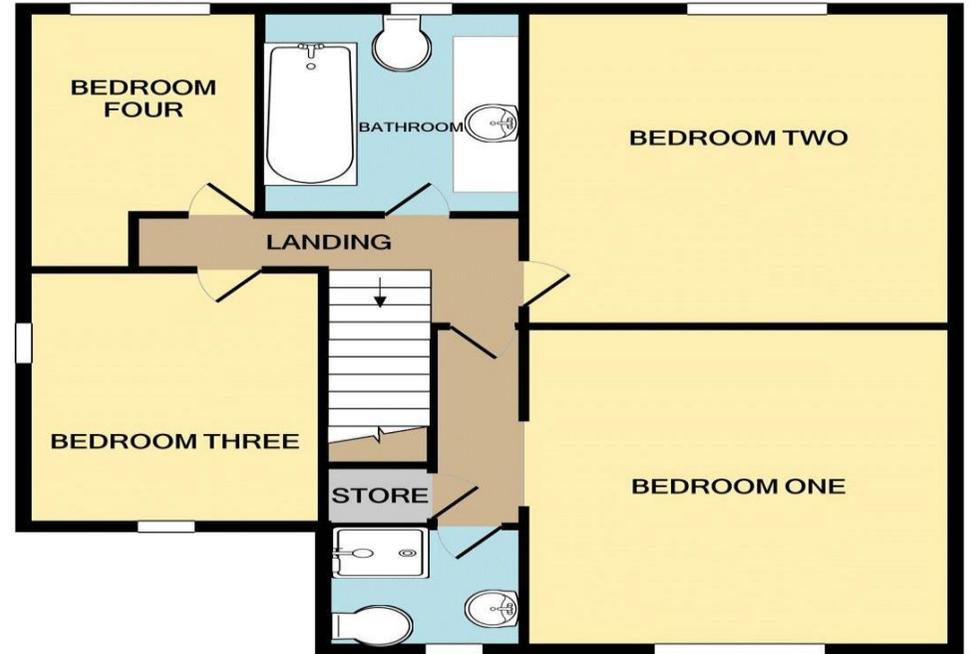








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

From our Derby Street, Leek, offices proceed out of the town on the A53 Newcastle Road passing through the villages of Longsdon, Endon, Stockton Brook and Baddeley Green. Follow this road for approximately seven miles to the small traffic lights proceed straight ahead and at the next set of traffic lights as the road begins to descend turn right into Bellerton Lane. Follow this road to its extremity and at the 'T' junction turn left into Woodburn Lane. Follow this road for a short distance taking the first turning left into Chillington Way where the property is situated a short distance along Chillington Way on the right hand side identifiable by the Agents 'For Sale' Board.

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