



Sandy Hill, Werrington, ST9 0ET.
Offers in Excess of £400,000

Est. 1930
**Whittaker
& Biggs**

Sandy Hill, Werrington, ST9 0ET.

This well presented five bedroom detached family home benefits from four reception rooms, garage, garden and modern Finnish. The home is situated on the highly sought after Sandyhill road in werrington. Having commuting links to Leek, The Potteries and the motorway next work along with local amenities and schools. To the ground floor is a spacious hallway having access to the whole property along with four reception rooms being the living room, dining room, conservatory and further sitting room. The home benefits from a separate utility have units to the base, plumbing for a washing machine, space for a dryer and access to the downstairs WC. Within the kitchen is a breakfast bar, five ring has hob, double electric oven and grill, inset stainless steel sink with boiling water tap, integral fridge/ freezer and integral dishwasher. To the first floor are five sizeable bedrooms with bedroom one offering a shower ensuite. The family bathroom has a panelled bathtub, pedestal wash hand basin and WC. Externally is just an impressive as the inside, to the rear is a large garden being mainly laid to lawn with a stone slab patio and walkway. To the frontage is a tarmacadam driveway offering ample off road parking and an area laid to lawn. The home also offers an integral garage currently utilised as a work shop with sink having light and power connected. A viewing is highly recommended appreciate the size, location and accommodation.

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.



Porch

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

Hallway

Staircase to the first floor, cornicing, understairs storage cupboard.

Living Room 20' 0" x 11' 5" (6.10m x 3.48m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, radiator, cornicing, two ceiling roses, gas fire set on marble effect hearth, surround and wood mantle.

Snug 15' 2" x 8' 0" (4.63m x 2.44m)

UPVC double glazed window to the front elevation, radiator.

Kitchen 9' 8" x 12' 8" (2.94m x 3.85m)

UPVC double glazed window to the rear elevation, good range of units to the base and eye level, breakfast bar, five ring gas hob, double oven, grill, solid oak worksurfaces, inset stainless steel one and half bowl sink unit with drainer and chrome mixer tap with boiling water feature, integral fridge, integral freezer, integral dishwasher, extractor above, radiator.

Dining Area 9' 8" x 11' 5" (2.95m x 3.47m)

Radiator, cornicing, ceiling rose.

Conservatory 10' 11" x 11' 0" (3.34m x 3.35m)

Being of UPVC double glazed construction, power and light connected, UPVC double glazed patio doors to the side elevation, radiator.

Utility 8' 0" x 7' 9" (2.44m x 2.37m)

UPVC double glazed window and door to the rear elevation, units to the base level, plumbing for washing machine, space for dryer, new combi boiler, radiator.

WC

UPVC double glazed window to the side elevation, lower level WC, wall mounted sink unit, radiator, tiled surround.

First Floor

Landing

Storage cupboard with shelving, loft access.

Office

UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, two radiators.

Bedroom One 14' 7" x 10' 11" (4.44m x 3.34m)

UPVC double glazed window to the front elevation, radiator.

Ensuite Shower Room 8' 7" x 4' 9" (2.61m x 1.46m)

UPVC double glazed window to the front elevation, tiled surround, lower level WC, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Two 13' 5" x 7' 10" (4.08m x 2.40m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 11' 0" x 8' 2" (3.35m x 2.48m)

UPVC double glazed window to the front elevation, radiator, storage cupboard.

Bedroom Four 9' 10" x 9' 1" (3.00m x 2.76m)

UPVC double glazed window to the rear elevation, radiator, storage cupboard.

Bedroom Five 11' 6" x 7' 10" (3.51m x 2.38m)

UPVC double glazed window to the front elevation, radiator.



Family Bathroom 7' 2" x 6' 10" (2.18m x 2.09m)
UPVC double glazed window to the rear elevation,
panelled bath, lower level WC, pedestal wash hand
basin, radiator.

Outside

To the front is tarmacadam driveway, area laid to lawn,
area laid to gravel, mature trees, plants and shrubs.

Rear Garden
Area laid to lawn, stone slabbed walkway, stone slabbed
patio, fenced boundaries, mature trees, plants and
shrubs.

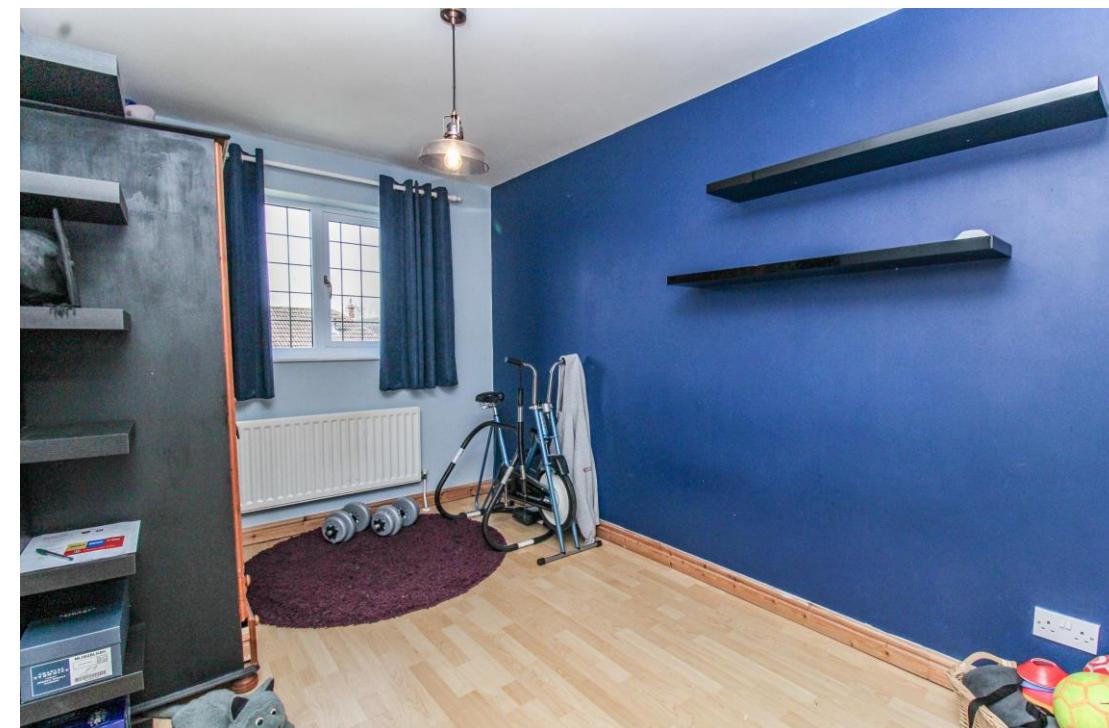
Integral Garage/Workshop Integral Garage/Workshop
Up and over door, UPVC double glazed window to the
side elevation, light and power connected.

Note:
Council Tax Band: E
EPC Rating:

Tenure: believed to be Freehold









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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