



1 Chatsworth Drive, Stoke-On-Trent, Staffordshire ST9 0PA
Offers around £330,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

The perfect family home awaits you here at Chatsworth Drive! Set on a corner location this substantial four bedroom home sits on a large garden plot with ample parking at the front and along the side of the property, a large landscaped garden, and countryside views to the side & rear. In through the front door the hallway leads through the property with doors to the majority of ground floor rooms and stairs up to the first floor. The lounge sits to the front of the property having access into the formal dining room where double doors open out into a further flexible reception/sitting room. The open plan L shaped kitchen is the hub of the house offering enough space for a breakfast table/entertainment area and built in appliances. There is in addition a utility room and guest cloakroom to finish. Upstairs on the first floor, there are four bedrooms and two bathrooms. The master bedroom benefits from having a newly fitted en-suite shower room. The remaining bedrooms are all of an excellent size and share the family bathroom which has also recently been refurbished. Outside, the integral garage sits to the side of the property with remote controlled doors, power & light. The gardens are relatively low maintenance with paved patio areas, fencing to the boundaries and the majority laid to lawn at the rear. Do not waste time contacting Kevin Ford's on (01538) 751133 today!



The Accommodation Comprises:

Entrance Porch

2'6" x 6'4" (0.76m x 1.93m)

The porchway is fully UPVC glazed having a front entrance door and side windows, there is laminate flooring.

Entrance Hall

14'0" x 5'11" (4.27m x 1.80m)

The hallway has laminate flooring, a radiator with cover and an under stairs storage cupboard off.

Cloakroom

2'8" x 5'0" (0.81m x 1.52m)

The guest cloakroom provides a low flush WC having a tiled floor and a UPVC window.

Spacious Lounge

12'10" x 12'9" (3.91m x 3.89m)

The lounge is fitted with a marble fireplace with an electric fire being the focal point of the room and the laminate flooring continues. A large UPVC bay window allows an abundance of natural light to spill into the room and there is a double radiator to finish.

Dining Room

8'6" x 12'0" (2.59m x 3.66m)

A formal dining room accommodating enough space for a family sized table & chairs, laminate flooring and a single radiator. There are double doors which open out into the:

Reception Room

10'4" x 9'8" (3.15m x 2.95m)

A flexible sitting/entertainment room has laminate flooring, a radiator and a UPVC velux window.

L Shaped Open Plan Kitchen

20'0" (reducing to 10'3" x 17'10" (max) (6.10m (reducing to 3.12m x 5.44m (max))

Wow! The entertainment hub of the house having an excellent range of high and low level fitted kitchen units, display cabinets and drawer units. Ample work surface incorporates an inset stainless steel sink unit with mixer tap. Built in appliances include a fan assisted electric oven, gas hob, extractor hood and an integrated dishwasher. The kitchen has a couple of wine racks, shelving and space for an American fridge/freezer. The room has a tiled floor, velux windows, tiled splashbacks and UPVC patio doors which open out into the rear garden.

Utility Room

5'6" x 8'7" (1.68m x 2.62m)

The utility room has an inset stainless steel sink unit with base cupboards under, a further range of wall units and plumbing for an automatic washing machine. The floor has been tiled and there is a UPVC rear entrance door.

First Floor

Stairs rise to the First Floor where there is a:

Landing Area

Access to all rooms.

Master Bedroom

15'0" x 8'0" (4.57m x 2.44m)

The master bedroom is fitted with built in wardrobes having mirrored doors, a single radiator and two UPVC windows.

En-Suite Shower Room

6'7" x 7'11" (2.01m x 2.41m)

The suite comprises of a corner shower cubicle with glass doors enclosing the electric shower. a pedestal wash hand basin, low flush WC and feature chrome heated towel radiator. The walls are fully tiled and there is a UPVC window.

Bedroom Two

12'11" x 11'11" (3.94m x 3.63m)

The second bedroom is still a double room having two built in double wardrobes, a single radiator and UPVC window.

Bedroom Three

8'7" x 11'11" (2.62m x 3.63m)

With UPVC window and single radiator.

Bedroom Four

5'10" x 6'1" (1.78m x 1.85m)

Built in wardrobes with mirrored doors, laminate flooring, single radiator and a UPVC window. This room is currently used as a dressing room which suits the vendors needs.

Bathroom

7'10" x 6'8" (2.39m x 2.03m)

A family bathroom offering a panel in bath with mixer tap and plumbed in shower spray over with glass side screen. The wash hand basin sits within a vanity unit for extra storage and a low flush WC sits to the side. A chrome towel radiator is a feature along with the modern inset spotlighting. There is a privacy UPVC window and built in storage cupboard off.

Outside

Standing upon a corner plot location the property offers a larger than average plot size, having a tarmac & block paved driveway providing more than enough parking to the front and side elevation. Gated access to the side leads into an enclosed landscaped rear garden. The lawned garden area is the main feature where there is ample room for the kiddies to play, a paved patio area offers an area for outside furniture to enjoy al-fresco dining during the summer months. A paved pathway leads up to the top of the garden where there is access to a Timber Shed ideal for outside storage. The property is lucky enough not to be overlooked to the rear and has a private and peaceful setting.

Integral Garage

16'6" x 8'7" (5.03m x 2.62m)

Having a remote control up and over door, a side UPVC window and houses the wall mounted gas central heating boiler (combination).

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage



Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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