



**34 Canary Grove**

ST5 0GB

**Offers Over £285,000**



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STEPHENSON BROWNE

Situated on the charming Canary Grove in Wolstanton, this delightful house offers a perfect blend of comfort and style, making it an ideal family home. With four generously sized bedrooms, each capable of accommodating double beds, this property ensures ample space for relaxation and privacy. One of the bedrooms features an en-suite bathroom, while a well-appointed family bathroom serves the other rooms upstairs. Additionally, an airing cupboard provides excellent storage solutions.

The ground floor boasts two inviting reception rooms, including a spacious dining/living area that features patio doors leading to a beautifully landscaped garden. This outdoor oasis is perfect for entertaining, with a decked area at the top that gracefully descends to a lush grass section, followed by a paved area ideal for enjoying sunny days. The beautiful garden also benefits from privacy and is backed by scenic woodland views.

The kitchen is equipped with an abundance of cupboards and worktop space, complemented by a gas cooker and built-in appliances. For added convenience, there is an understairs storage area, perfect for coats or housing a washer and dryer. A long, spacious W.C. adds to the practicality of the ground floor.

The property also includes a large garage and a driveway that can accommodate two sizeable cars, ensuring that parking is never a concern. This home is not just a place to live; it is a sanctuary where comfort meets elegance, all set within a vibrant community. Don't miss the opportunity to make this stunning property your own.

Get in touch with Stephenson Browne to book a viewing!

Council- Newcastle-Under-Lyme  
Tenure- Freehold  
Council Tax Band- D



## Ground Floor

### Kitchen

7'5" x 11'9"

### Downstairs W.C

0'0" x 7'5"

### Understairs Storage

6'4" x 2'3"

### Dining/ Living room

13'4" x 23'3"

### Garage

11'9" x 11'1"

## First Floor

### Bedroom One

10'7" x 10'11"

### Bedroom One Ensuite

5'1" x 6'11"

### Bedroom Two

8'3" x 10'4"

### Bedroom Three

8'3" x 12'3"

### Bedroom Four

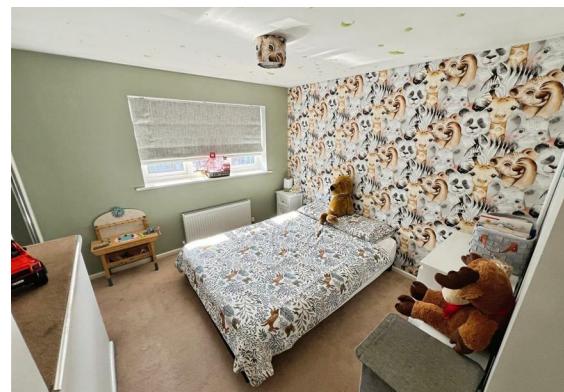
11'0" x 10'3"

### Airing Cupboard

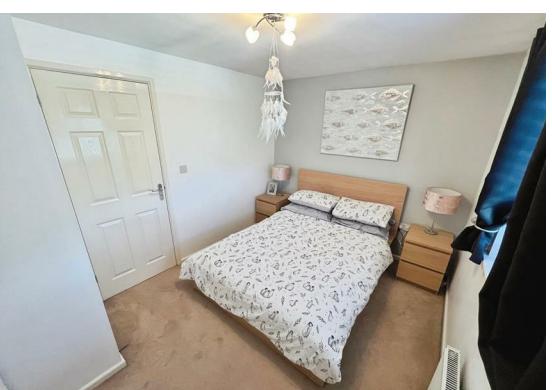
2'0" x 2'10"

### Family Bathroom

6'2" x 5'2"



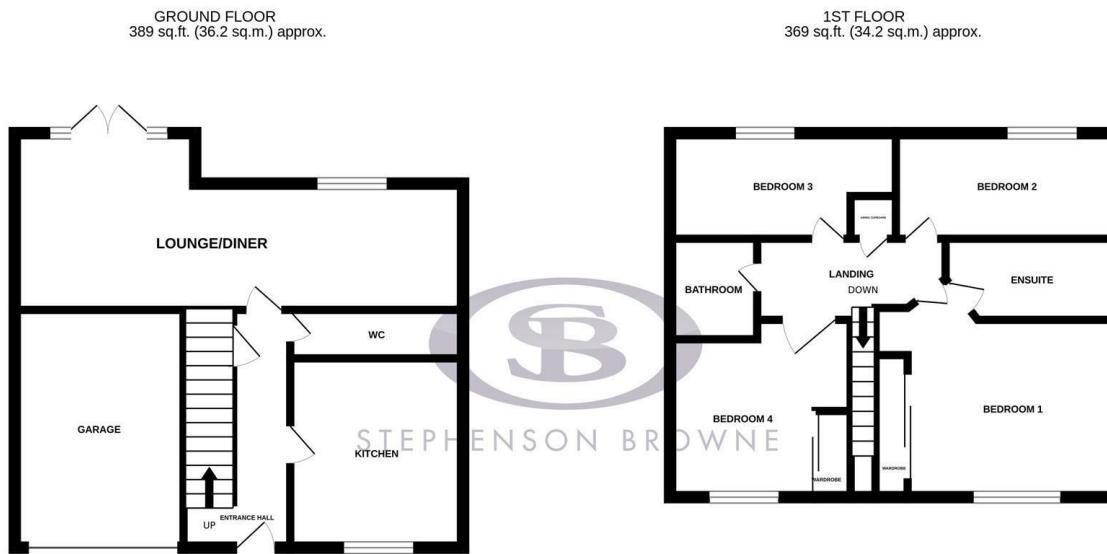
- Fabulous Four Bedroom Detached Family Residence
- Family Bathroom, Plus Ensuite
- Downstairs W.C
- Two Storage Rooms
- Open Plan Dining/Living Room
- Large Garage and Driveway
- Spacious Landscaped Garden
- Built in Wardrobes
- Kitchen Integrated Appliances and Abundance of Storage
- Viewing Highly Recommended



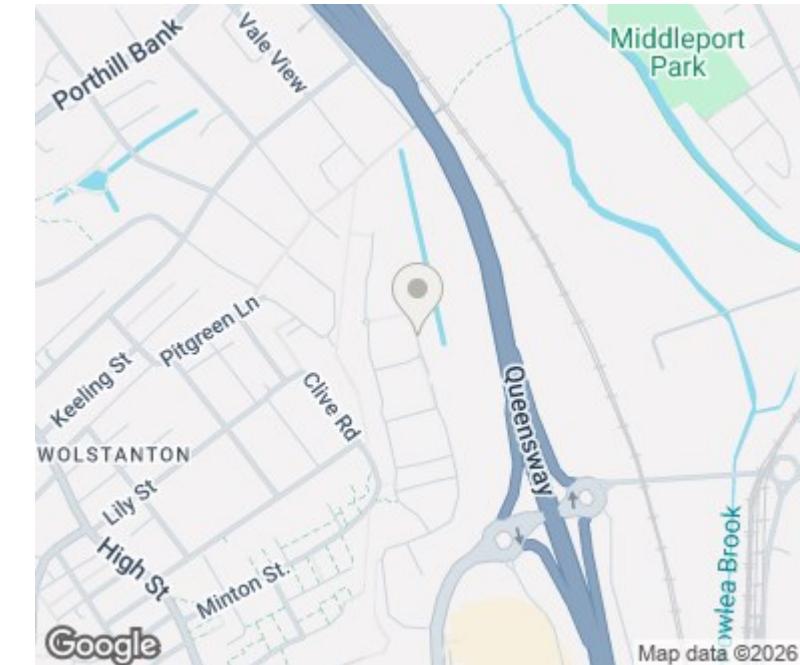


## Floor Plan

## Area Map



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.  
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 operation can be given.  
Made with Metropix S2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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