



3 Kisdon Avenue

Norton Heights, Stoke-On-Trent, ST6 8GW

When you love something, it's natural, not demanding! And that's one thing I'm proud to say I've found in this house! I'm so glad we reached an understanding, now I know my heart is safe with you, ooh. So now my love to you, baby, I surrender... Get ready, tonight, I'm gonna make this a house to remember! You will struggle to erase this immaculately, stunning detached property out of your memory once you have viewed it! Show home quality and standard throughout this extended home is move in ready. The spacious accommodation comprises a large lounge, open plan kitchen/diner with integrated appliances and breakfast bar island, orangery leading out onto the rear garden with vaulted glass roof. To the first floor there are four double bedrooms, family bathroom and En-suite to the master. Externally the property benefits from off road parking and detached garage. To the rear the garden is fully landscaped with a decked seating area with pergola and purpose built bar, lawned areas and slated flower bed borders. Located on the popular Norton Heights development close to local amenities, access to canal towpaths and excellent schooling. So get ready, tonight... its time to make this a house you will remember! Call today to book a viewing.

£340,000

3 Kisdon Avenue

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- STUNNING DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINER
- BATHROOM & EN-SUITE TO MASTER
- SOUGHT AFTER LOCATION
- HIGH STANDARD THROUGHOUT
- ORANGERY WITH VAULTED GLASS ROOF
- OFF ROAD PARKING & GARAGE
- SPACIOUS LOUNGE
- FOUR DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN

GROUND FLOOR

Entrance Hall

15'6" x 6'1" (4.74 x 1.87)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Porcelain tiled floors and stairs leading to the first floor. Radiator.

Cloakroom

5'8" x 3'0" (1.75 x 0.92)

Low level W.C and wash hand basin with tiled splashback. Porcelain tiled flooring and radiator.

Lounge

19'2" x 11'2" (5.85 x 3.42)

A double glazed window overlooks the front aspect with double glazed patio doors leading into the orangerie. Television point and radiator.

Open Plan Kitchen/Dining/Orangerie

Dining Room

11'0" x 10'9" (3.37 x 3.29)

A double glazed window overlooks the front aspect. Radiator.

Kitchen

15'8" x 9'11" (4.79 x 3.04)

A double glazed window overlooks the rear aspect with a an access door to the side. Fitted with a range of wall and base storage units with inset bowl sink unit and coordinating granite work tops. Integrated appliances include double electric oven, five ring Neff induction hob, fridge/freezer, washing machine, dishwasher, tumble dryer, microwave and warming tray.

Breakfast bar island with storage.

Porcelain tiled flooring and radiator.

Orangerie

16'0" x 12'2" (4.90 x 3.71)

Double glazed windows overlook the side and rear aspect coupled with sliding patio doors and a vaulted glass roof. Television point and radiator. Ceiling spotlights.

FIRST FLOOR

First Floor Landing

13'2" x 6'0" (4.02 x 1.85)

A double glazed window overlooks the front aspect. Loft access hatch and radiator.

Bedroom One

15'3" x 11'1" (4.65 x 3.38)

A double glazed window overlooks the rear aspect. Fitted wardrobes, television point and radiator.

En-Suite

7'7" x 5'6" (2.32 x 1.69)

A double glazed window overlooks the side aspect. Fitted with a suite comprising double shower unit, low level W.C and wash hand basin. Extractor fan and partly tiled walls. Radiator.

Bedroom Two

11'5" x 9'10" (3.48 x 3.00)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

10'9" x 9'0" (3.30 x 2.75)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Four

11'3" x 8'3" (3.43 x 2.54)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'8" x 5'6" (2.05 x 1.69)

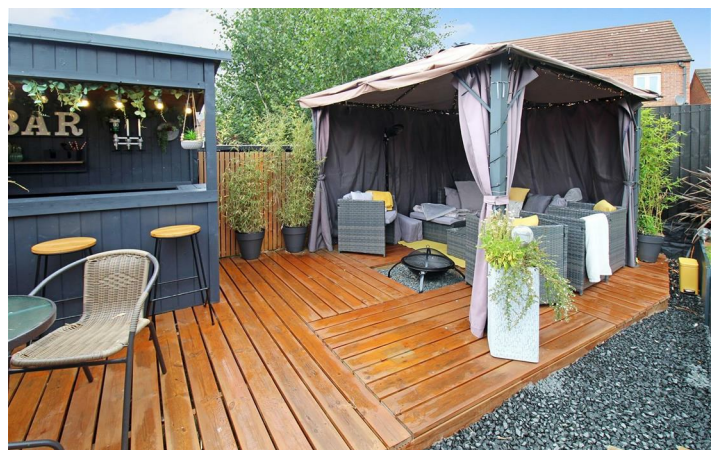
A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

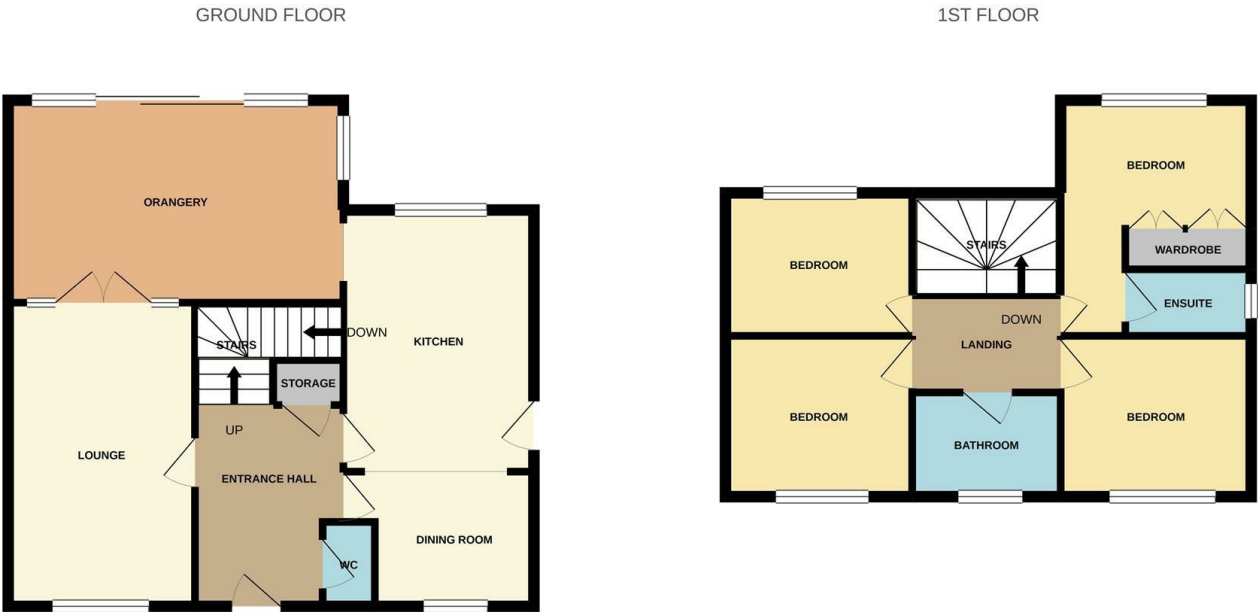
To the front the property has a paved pathway leading to the entrance door with hedge border and slate borders. A tarmac driveway leads down the side of the property to the detached garage. To the rear the garden is landscaped with a paved patio area stepped down to a lawned area with slate and flower bed borders. At the rear end of the garden there is a decked seating area with purpose built bar and pergola covered seating area.

Garage

Up and over door and power and lighting.



Floor Plan



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.
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