



3 Woodburn Road

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

It's like thunder, lightning, the way you will love me will be frightening! Oh you better knock, knock on WOOD!!! Its time for you to get ahead of the game and knock on the door of WOODburn Road as there is no doubt you will fall head of heels in love! This immaculate and extremely spacious family home is located on the sought after Norton Heights development and is ready for a new owner. The vast accommodation on offer comprises a large lounge, dining room/playroom, modern fitted kitchen/diner, office/study and conservatory to the ground floor. To the first floor there is four double bedrooms, two en-suites and a family bathroom. Externally the property has a double garage which has been converted to a bar area by the current owners, off road parking to the front and a fully enclosed and sizeable rear garden. Located on the Norton Heights development close to local amenities, canal towpaths, schooling and excellent commuter links to the main town centre. So its time to knock, knock on WOOD, but make sure its WOODburn Road! Call today to book a viewing.

Offers in excess of £360,000

3 Woodburn Road

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



- SPACIOUS FAMILY DETACHED PROPERTY
- KITCHEN/DINER & UTILITY ROOM
- TWO EN-SUITES & FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- OFFICE/STUDY
- CONVERTED GARAGE/BAR
- DINING ROOM/PLAYROOM
- FOUR BEDROOMS
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

16'9" x 7'7" (5.13 x 2.33)

Large entrance hall with a double glazed door to the front aspect. Two storage cupboards. Stairs to the first floor. Radiator.

Cloakroom

5'0" x 3'2" (1.54 x 0.97)

Low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

Lounge

17'0" x 11'8" (5.20 x 3.56)

Double glazed patio doors lead out to the rear garden. Fireplace housing gas fire. Television and telephone points. Two radiators.

Dining Room/Playroom

11'8" x 9'0" (3.56 x 2.75)

Two double glazed windows overlook the front aspect. Television point and radiator.

Study/Office

11'7" x 6'10" (3.55 x 2.09)

Two double glazed windows overlook the front aspect. Television point and radiator.

Kitchen/Diner

21'10" x 17'4" (6.66 x 5.29)

Two double glazed windows overlook the side and rear aspect coupled with double glazed patio doors to the side. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Integrated appliances include a double electric oven and five ring gas hob with cooker hood above. Fridge/freezer. Coordinating work surface areas and tiled splashback. Ceiling spotlights and two radiators. Television point and small loft access hatch.

Utility Room

7'7" x 5'1" (2.32 x 1.55)

Fitted with wall and base storage units with coordinating work surface areas and partly tiled walls. Space and plumbing for washing machine and fridge. Tiled flooring and radiator. Door to side aspect.

Conservatory

13'2" x 10'7" (4.02 x 3.24)

A UPVC double glazed conservatory with windows to the rear and side aspect and patio doors to the side. Tiled flooring.

FIRST FLOOR

First Floor Landing

14'0" x 9'1" (4.29 x 2.78)

Storage cupboard housing hot water cylinder. Loft access hatch and radiator.

Bedroom One

13'7" x 11'10" (4.15 x 3.61)

Two double glazed windows overlook the front aspect. Television and telephone points. Radiator.

Dressing Area

10'7" x 6'10" (3.24 x 2.09)

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

Bedroom One En-Suite

7'2" x 5'8" (2.19 x 1.74)

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

Bedroom Two

12'5" x 10'4" (3.81 x 3.17)

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

Bedroom Two En-Suite

7'6" x 3'10" (2.29 x 1.18)

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

Bedroom Three

11'10" x 9'7" (3.62 x 2.93)

Two double glazed windows overlooks the front aspect. Fitted wardrobes. Television point and radiator.

Bedroom Four

9'8" x 9'8" (2.97 x 2.96)

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

Bathroom

7'11" x 7'2" (2.43 x 2.19)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, separate shower unit, wash hand basin and low level W.C. Extractor fan and shaver point. Partly tiled walls and tiled flooring. Radiator.

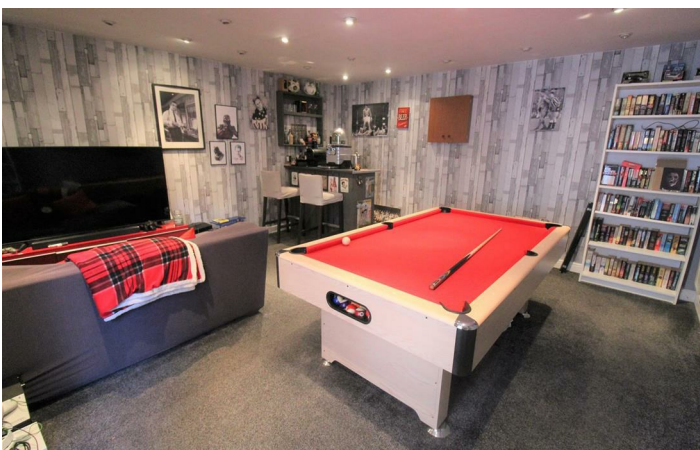
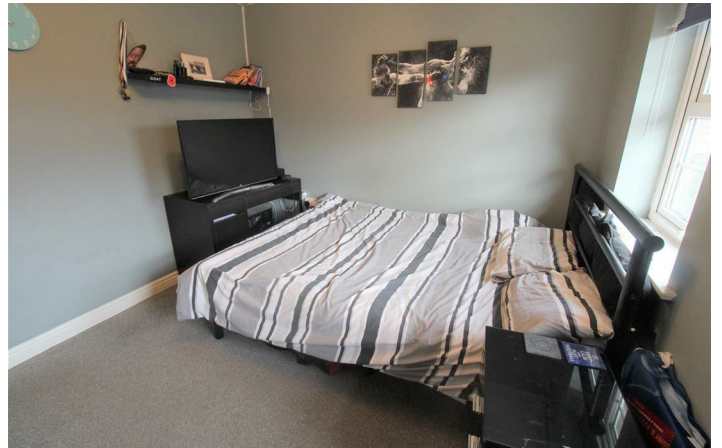
EXTERIOR

To the front there is a tarmac driveway with gated paved pathway to the entrance door and access to the side. To the rear the property has a decked patio seating area, large lawned area with mature flower bed and shrubs borders. Fully enclosed by panelled fencing and large shed.

Converted Garage/Bar

16'5" x 15'8" (5.01 x 4.80)

Up and over door to the front. Power and lighting. Ceiling spotlights and electric storage heaters.



Floor Plan

GROUND FLOOR



1ST FLOOR



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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