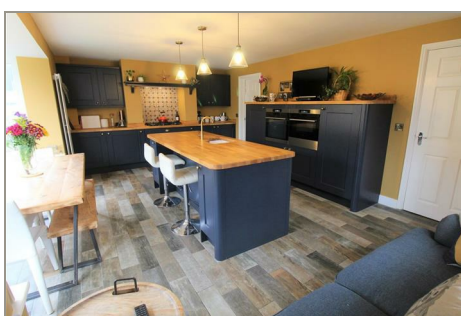




74 Chillington Way

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

A house to be admired, a haven to be desired and a home to be loved! Stunning in style, spacious in size and grand in kerb appeal, this superb, detached residence on the popular Norton Heights development is ready for a new owner. The perfect family home, with space in abundance, the accommodation on offer comprises; a large lounge, huge modern kitchen/diner/family room, utility room and cloakroom complete the ground floor. To the first floor you will find a gallery landing area with access to three double bedrooms, one with En-suite and a contemporary family bathroom with freestanding bath. The second floor is home to the master bedroom, a fifth bedroom/dressing room and further shower room. Externally the property sits on a sizeable corner plot with sweeping lawns to the front framed with mature trees and a pathway leading to the entrance. The side garden is fully enclosed and laid to lawn with paved patio areas and the rear of the property benefits from a large driveway leading to a detached garage with double gates. Located in the popular area of Norton Heights, close to local amenities, excellent schooling and canal towpaths. Its one to be adored, one not to missed and one you need to make yours! Call today to book a viewing.

Offers in excess of £380,000

74 Chillington Way

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



- STUNNING DETACHED PROPERTY
- MODERN KITCHEN/DINER/FAMILY ROOM
- TWO ENSUITES & BATHROOM
- POPULAR LOCATION
- BEAUTIFULLY MAINTAINED
- UTILITY ROOM & W.C
- AMPLE OFF ROAD PARKING & GARAGE
- LARGE LOUNGE
- FIVE BEDROOMS
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

10'6" x 6'5" (3.21 x 1.96)

The property has a double glazed entrance door to the front aspect coupled with a double glazed windows. Storage cupboard and vertical height radiator. Stairs lead to the first floor. Tiled flooring.

Cloakroom

5'2" x 3'0" (1.58 x 0.93)

Low level W.C with integrated wash hand basin and vanity cupboard. Extractor fan and partly tiled. Radiator.

Lounge

20'9" x 13'9" (6.35 x 4.21)

A double glazed window overlooks the front aspect and a bay window overlooks the side. Fireplace housing gas fire. Television point and two radiators.

Kitchen/Diner/Family Room

20'9" x 16'4" (6.35 x 4.99)

A double glazed window overlooks the front aspect and double glazed patio doors lead out to the rear garden. Fitted with a range of wall and base storage units with inset ceramic sink unit, coordinating work surface areas with drainer and partly tiled walls. Integrated appliances include AEG double oven/microwave, warming tray and five ring gas hob with cooker hood above. NEFF integrated fridge and freezer and AEG dishwasher. Ample space for table and chairs and lounging area, breakfast bar island and tiled flooring. Two vertical height radiators.

Utility Room

6'4" x 6'3" (1.95 x 1.93)

A double glazed access door leads out to the side of the property. Fitted with wall and base storage units, coordinating work surface and ceramic sink unit. Space and plumbing for washing machine and tumble dryer. Storage cupboard and wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

One double glazed window overlooks the front aspect and one to the rear. Large double storage cupboard. Radiator.

Bedroom Two

15'5" x 12'4" (4.70 x 3.78)

A double glazed window overlooks the front aspect and one to the side. Fitted with two double wardrobes, television point and radiator.

En-Suite

4'9" x 3'9" (1.47 x 1.16)

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

Bedroom Three

10'9" x 9'3" (3.30 x 2.84)

A double glazed window overlooks the front aspect and one to the side. Fitted double wardrobe. Radiator.

Bedroom Four

11'1" x 9'8" (3.39 x 2.95)

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

Bathroom

7'2" x 6'2" (2.19 x 1.88)

A double glazed window overlooks the side aspect. Fitted with suite comprising freestanding bath, with mixer taps, low level W.C and vanity hand basin. Partly tiled walls, shaver point, extractor fan and radiator.

SECOND FLOOR

Second Floor Landing

A double glazed velux window overlooks the rear aspect. Storage cupboard and radiator.

Bedroom One

13'9" x 11'4" (4.20 x 3.47)

A double glazed window overlooks the front aspect and a Velux window overlooks the rear aspect. Eaves storage and television point. Two radiators.

Bedroom Five

12'6" x 7'8" (3.83 x 2.36)

A double glazed window overlooks the front aspect. Loft access hatch and eaves storage. Radiator.

Shower Room

4'9" x 4'8" (1.45 x 1.43)

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

EXTERIOR

The property sits on a sizeable corner plot. To the front the property has block paved steps leading to the entrance door framed with mature trees and lawns sweeping round the front to the side of the property. To the side the property has a blocked paved driveway with ample off road parking and double gates lead down the rear of the property to the detached garage. The side garden is fully enclosed and laid to lawn, with paved patio areas and mature trees. The garden is fully enclosed by panelled fencing and side access gates.

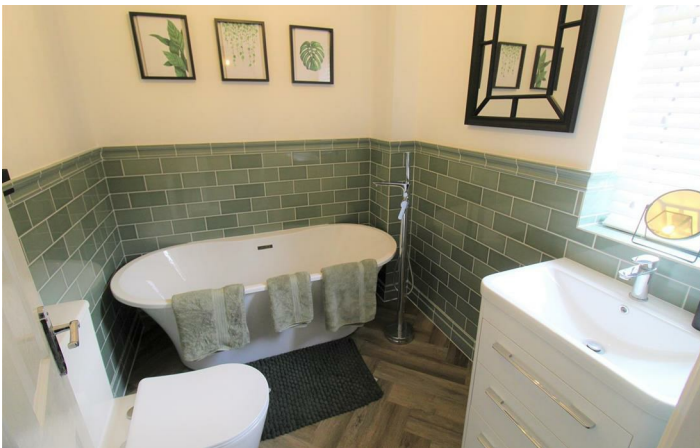
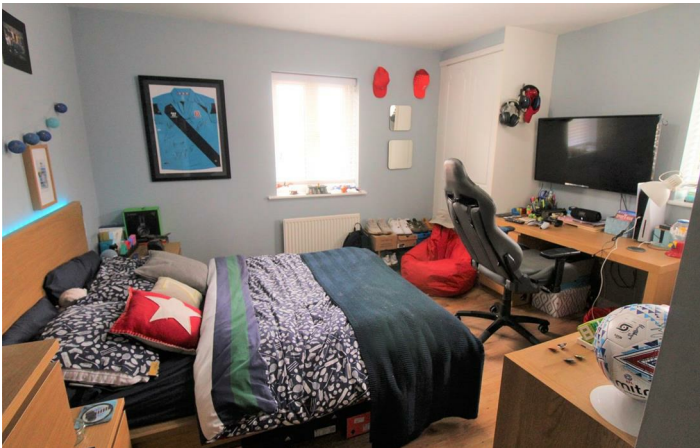
Garage

Up and over door with power and lighting.

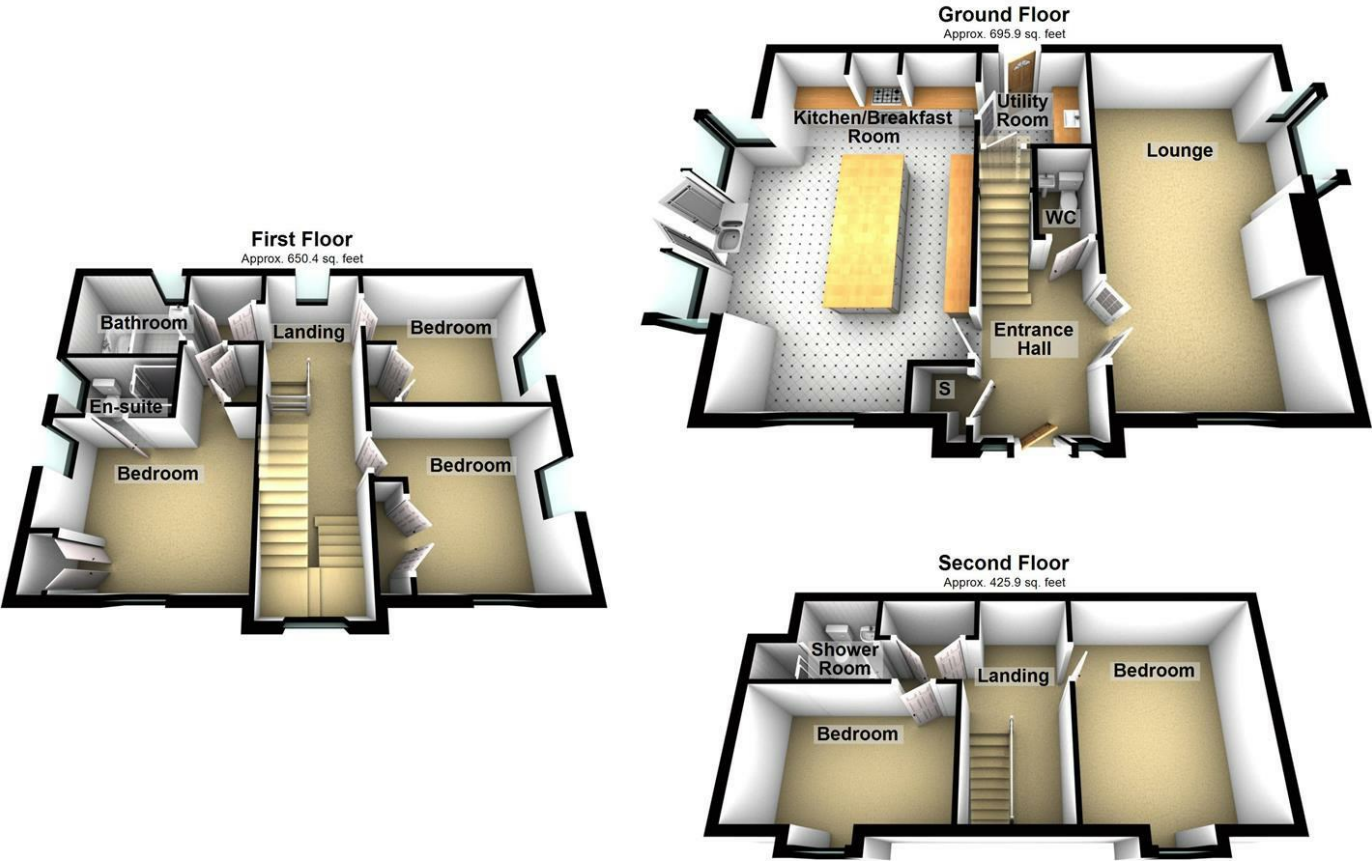
Council Tax Band

Council Tax Band E

Purchaser should seek confirmation prior to completion



Floor Plan



Total area: approx. 1772.2 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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