



9 Hollinwood Close

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

Everybody comes to HOLLINWOOD, they wanna make it in the neighbourhood...this time you will have it so good, with this FOUR bedroom, DETACHED property located in the popular area of NORTON HEIGHTS! Comprising a good sized lounge, modern fitted kitchen and dining room, the perfect entertaining room. Cloakroom and utility room, four good sized bedrooms with master suite comprising en suite and a family bathroom, the exterior offers a landscaped rear garden and ample off road parking to the front. There's something in the air in HOLLINWOOD, you get it right now, and contact us to arrange your viewing, this one is not to be missed!

£279,950

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- BEAUTIFUL DETACHED PROPERTY
- UTILITY AND CLOAKROOM
- FAMILY BATHROOM
- POPULAR LOCATION!
- MODERN FITTED KITCHEN/DINER
- FOUR BEDROOMS
- OFF ROAD PARKING
- GOOD SIZED LOUNGE
- MASTER BEDROOM WITH EN SUITE
- LANDSCAPED ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

A door to the front aspect and double glazed window to the side aspect. Radiator and wooden flooring. Stairs to the first floor.

Lounge

16'0" x 11'3" (4.90 x 3.44)

A double glazed window to the front aspect. Electric fireplace and two radiators. Television point and telephone line.

Kitchen/ Diner

23'11" x 11'8" (7.30 x 3.58)

Double glazed bi foldable doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas. Integrated appliances include electric oven and gas hob with cooker hood above. Dishwasher. Space for a fridge/freezer. Two radiators and ceiling spotlights. Laminate flooring. Door to under stair storage cupboard.

Utility Room

6'11" x 4'1" (2.12 x 1.27)

A double glazed window to the rear aspect. Plumbing for a washing machine and space for a tumble dryer. Radiator. Laminate flooring and ceiling spotlights.

Cloakroom

4'10" x 4'0" (1.48 x 1.22)

A double glazed window to the rear aspect. Fitted with a suite comprising low level W.C. and wash hand basin. Partly tiled walls and radiator. Boiler and extractor fan.

FIRST FLOOR

Landing

Stairs from the ground floor. Loft access and radiator.

Bedroom One

15'8" x 11'3" (4.78 x 3.45)

Double glazed windows to the front and side aspect. Fitted wardrobes and radiator. Television point. Door to storage cupboard housing water tank.

En Suite

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

Bedroom Two

11'11" x 7'8" (3.64 x 2.36)

A double glazed window to the rear aspect. Radiator.

Bedroom Three

11'5" x 8'9" (3.50 x 2.67)

A double glazed window to the front aspect. Radiator.

Bedroom Four

8'7" x 7'9" (2.64 x 2.38)

A double glazed window to the rear aspect. Radiator.

Bathroom

6'8" x 6'3" (2.05 x 1.91)

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

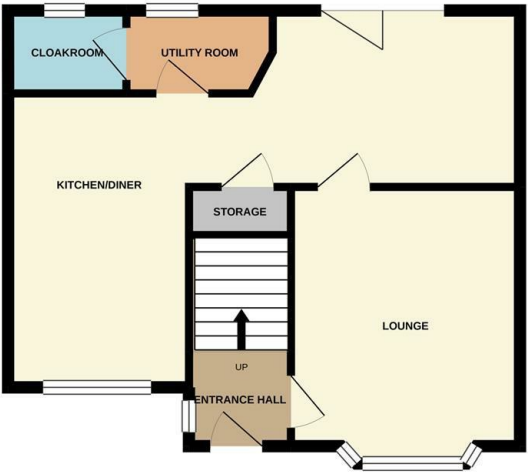
EXTERIOR

The front of the property offers ample off road parking and a lawn with hedge border. The rear has a fully enclosed landscaped garden with Indian stone patio, composite decking and lawned garden. There is gated side access for bin storage.

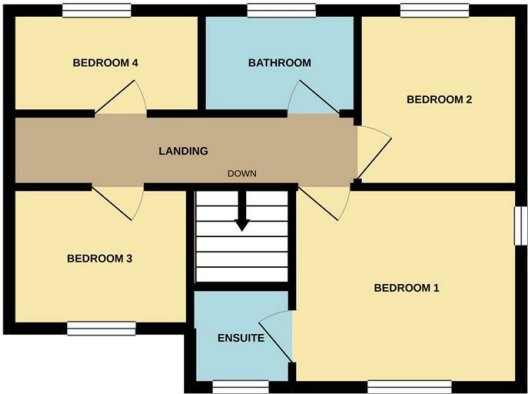


Floor Plan

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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