



72 Chillington Way

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

I've got CHILLS their multiplying, and I'm losing control. 'Cause the power you're supplying.... It's electrifying! The perfect house can sometimes have that affect on you. Here I offer you a extremely spacious detached family property that might just do that. CHILLington Way resides on a large plot on the popular Norton Height development. The property is maintained to a high standard throughout and the accommodation comprises a large lounge, huge modern fitted kitchen/diner, utility room, downstairs cloakroom, five double bedrooms, family bathroom, shower room and en-suite. Externally the property benefits from a corner plot laid to lawn with a double detached garage and ample off road parking, to the side the garden is landscaped with decked seating areas and paved patio area. Located in the popular area of Norton Heights, close to local amenities, excellent schooling and canal towpaths. Let CHILLington Way electrify you.... BOOK YOUR VIEWING WITH US NOW!

Offers in excess of £394,950

72 Chillington Way

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



- STUNNING DETACHED FAMILY HOME
- CLOAKROOM AND UTILITY
- DOUBLE GARAGE & AMPLE OFF ROAD PARKING
- ARRANGE YOUR VIEWING NOW!
- MODERN FITTED KITCHEN/DINING ROOM PERFECT FOR ENTERTAINING
- FIRST FLOOR HAS THREE BEDROOMS, ENSUITE AND FAMILY BATHROOM
- LANDSCAPED ENCLOSED GARDEN
- GOOD SIZED LOUNGE
- SECOND FLOOR HAS TWO BEDROOMS AND BATHROOM
- VERY POPULAR LOCATION CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

10'8" x 6'5" (3.26 x 1.97)

A composite door to the front aspect and two double glazed windows to the front aspect. Radiator and stairs to the first floor. Door to storage cupboard.

Cloakroom

5'1" x 3'1" (1.55 x 0.95)

Fitted with a suite comprising low level W.C, wash hand basin and radiator. Extractor fan.

Lounge

20'11" x 13'0" (6.38 x 3.98)

Two double glazed windows to the front and side aspect. Electric fireplace and two radiators. Television and telephone point.

Kitchen/ Diner

20'10" x 15'8" (6.37 x 4.78)

A double glazed window to the front aspect and double glazed patio doors to the side aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer with mixer tap. Co ordinating work surface areas. Integrated appliances include double electric oven and double gas hob with cooker hood above. Dishwasher and fridge freezer. Radiator and ceiling spotlights.

Utility Room

6'5" x 6'4" (1.98 x 1.95)

A door to the rear aspect. Fitted with a range of wall and base storage units with co ordinating work surface areas. Stainless steel sink. Plumbing for a washing machine and space for a tumble dryer. Cupboard housing boiler and door to under stair storage cupboard.

FIRST FLOOR

Landing

22'4" x 12'4" (6.83 x 3.78)

A double glazed window to the front aspect. Stairs from the ground floor and stairs to the second floor. Radiator and storage cupboard housing tank.

Bedroom One

15'4" x 12'5" (4.69 x 3.81)

Double glazed windows to the front and side aspect. Two fitted wardrobes and radiator. Television point.

En Suite

7'4" x 3'10" (2.26 x 1.17)

A double glazed window to the side aspect. Fitted with a suite comprising double cubicle with waterfall shower above. Vanity wash hand basin and low level W.C. Partly tiled walls and extractor fan. Shaver point and vertical towel rail, tiled flooring.

Bedroom Two

11'3" x 9'8" (3.44 x 2.96)

A double glazed window to the front aspect. Fitted wardrobes and radiator. Television and telephone point.

Bedroom Three

11'2" x 10'10" (3.42 x 3.31)

A double glazed window to the front aspect. Fitted wardrobes and radiator. Television point.

Family Bathroom

7'1" x 6'2" (2.18 x 1.89)

A double glazed window to the rear aspect. Fitted with a bath and mixer tap with waterfall shower above. Wash hand basin and low level W.C. Partly tiled walls and vertical towel rail. Tiled flooring.

SECOND FLOOR

Landing

11'8" x 7'7" (3.57 x 2.32)

A double glazed window to the rear aspect. Radiator and stairs from the first floor.

Bedroom Four

14'10" x 11'4" (4.54 x 3.47)

A double glazed window to the front aspect and a sky light to the rear aspect. Radiator and television point. Doors to eaves storage and loft hatch access.

Bedroom Five

12'5" x 8'7" (3.81 x 2.64)

A double glazed window to the front aspect. Radiator and television point. Door to eaves storage.

Bathroom

7'4" x 5'7" (2.25 x 1.71)

A skylight to the rear aspect. Fitted with a suite comprising shower cubicle with waterfall shower above. Vanity wash hand basin and low level W.C. Partly tiled walls and vertical towel rail. Extractor fan and shaver points. Tiled flooring and ceiling spotlights.

EXTERIOR

To the front of the property there is a tarmacadam drive way allowing ample parking. There is a paved path and well presented lawn with hedge borders. To the side there is an enclosed landscaped garden featuring decking and patio area.

Garage

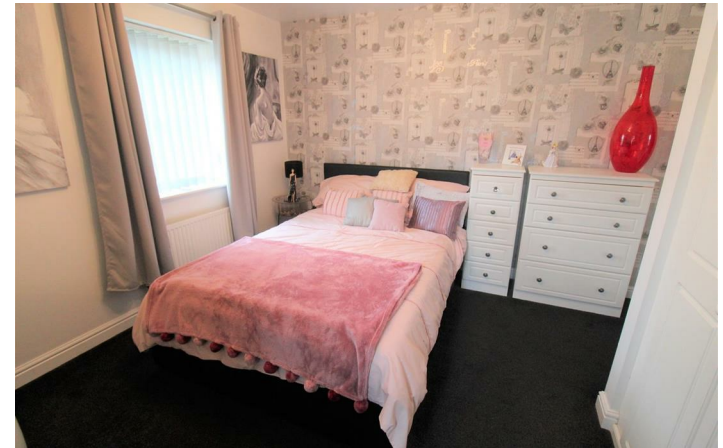
17'7" x 16'8" (5.36 x 5.10)

A up and over door to the front aspect and door to the rear aspect. Power and light.

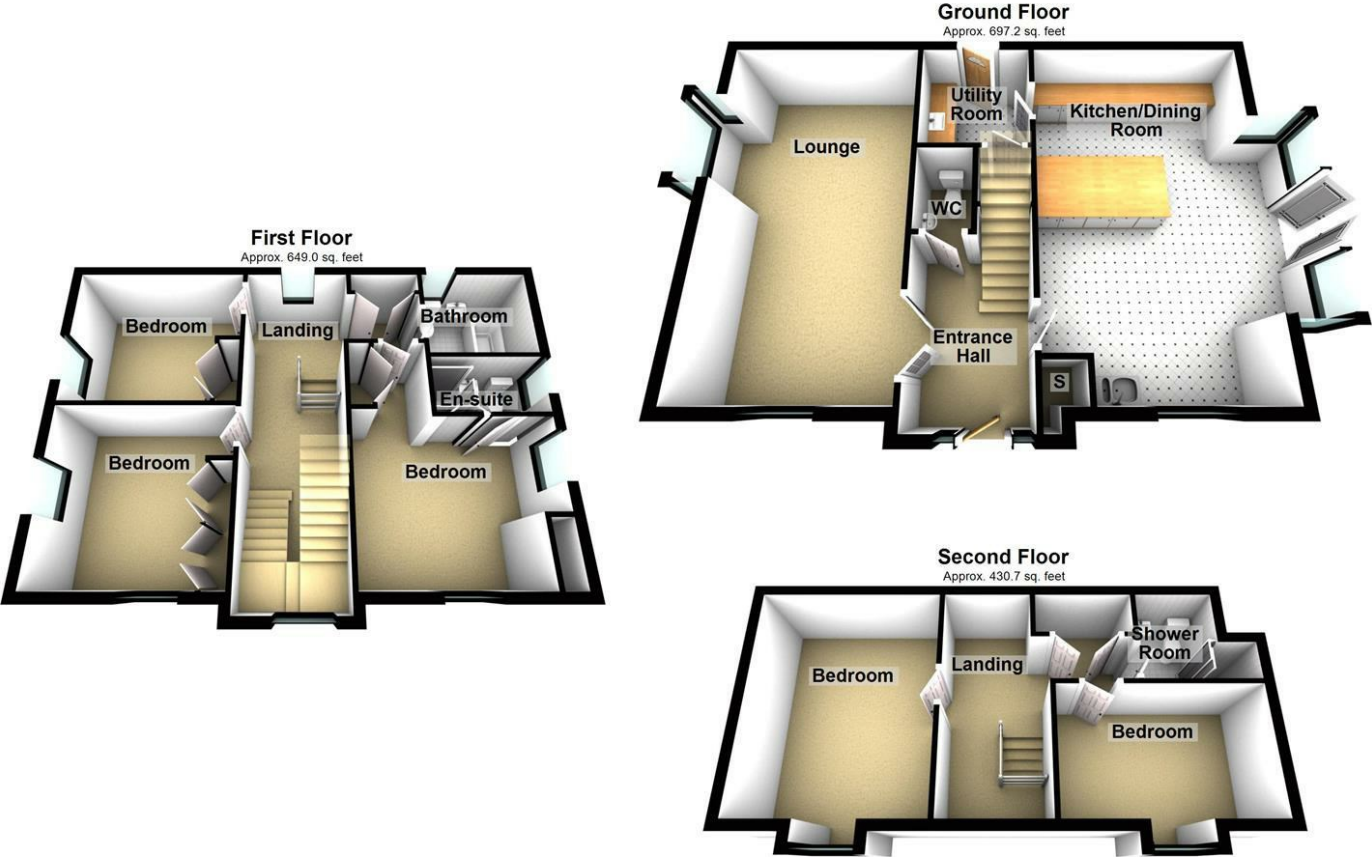
Council Tax Band

Council Tax Band E.

Purchaser should seek confirmation prior to completion



Floor Plan



Total area: approx. 1776.8 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

