

## 43 Willowcroft Way, Harriseahead, Stoke-On-Trent, Staffs, ST7 4YZ



**Freehold Offers in excess of £270,000**

Bob Gutteridge Estate Agents are delighted to present this well-appointed modern detached home, ideally positioned within a sought-after cul-de-sac in Harriseahead.

Occupying a peaceful semi-rural setting, this attractive property offers a welcome retreat while still providing access to nearby shops, well-regarded schools and key transport links.

The home benefits from modern comforts including Upvc double glazing and gas central heating via a combination boiler, and offers well-balanced accommodation throughout. In brief, the property comprises a welcoming entrance lobby, downstairs WC, spacious lounge, fitted kitchen/diner, and an additional garden/family room providing excellent flexible living space. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom further enhanced by an en-suite shower room, alongside a modern family bathroom. Externally, the property sits on a generous plot with ample off-road parking and well-maintained gardens to both the front and rear. The rear garden is a particular feature, offering a private and relaxing outdoor space complete with a summer house—ideal for unwinding at the end of the day.

A superb modern home in a desirable setting—early viewing is considered essential.

## ENTRANCE HALL

With composite double glazed frosted front access door featuring inset lead pattern, enclosed light fitting, electricity consumer unit, stairs to first floor landing, and doors leading off to rooms including;



## DOWNSTAIRS WC 1.14m x 0.86m (3'9" x 2'10")

With Upvc double glazed frosted window to front with inset lead pattern, pendant light fitting, ceramic half wall tiling with decorative border, white low level dual flush WC, panelled radiator, and ceramic tiled flooring.



## LOUNGE 4.85m x 3.51m (15'11" x 11'6")

With Upvc double glazed bow window to front with inset lead pattern, panelled radiator, coving to ceiling, LED light fitting, Virgin Media connection (subject to usual transfer regulations), power points, and access leading off to;



## FITTED KITCHEN / DINING ROOM 4.50m x 2.67m (14'9" x 8'9")

With Upvc double glazed windows to rear and side (side window featuring inset lead pattern), two LED light fittings, feature wood panelling to wall, panelled radiator, ceramic tiled flooring, a range of base and wall mounted storage cupboards providing ample cupboard and drawer space, round edge work surfaces incorporate a resin sink unit with chrome mixer tap, built-in Hotpoint four ring gas hob unit with double oven beneath plus extractor hood above, plumbing for automatic washing machine, space for American-style fridge/freezer, power points, door to under stairs storage cupboard providing ample shelving and storage space, and access leading off to;



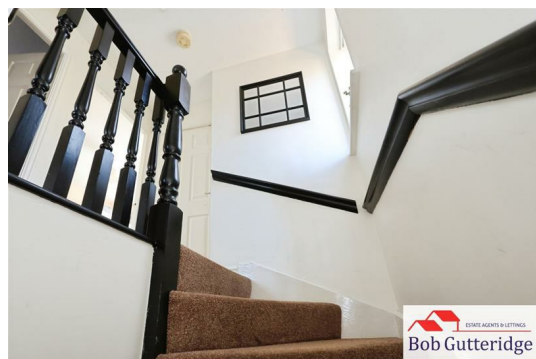
## GARDEN ROOM / FAMILY ROOM 3.91m x 3.56m (12'10" x 11'8")

With Upvc double glazed French doors to rear overlooking the rear garden, Upvc double glazed panels to sides and rear with inset lead pattern to skylights, six LED spotlight fittings, ceramic tiled flooring, Sky-Q connection (subject to usual transfer regulations), double panelled radiator, and power points.



## FIRST FLOOR LANDING

With Upvc double glazed frosted window to side featuring inset lead pattern, access to loft space, pendant light fitting, power point, and doors leading off to rooms including a built-in boiler cupboard housing a Worcester gas combination boiler providing domestic hot water and central heating.



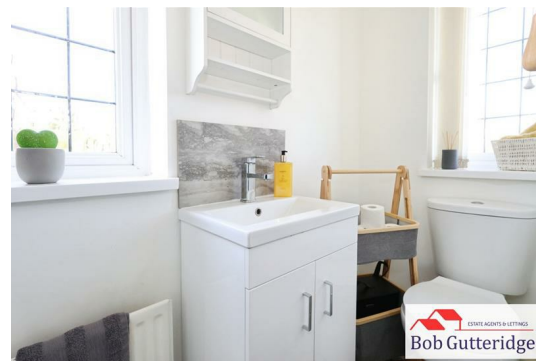
## BEDROOM ONE (FRONT) 3.56m x 2.97m (11'8" x 9'9")

With Upvc double glazed window to front with inset lead pattern, enclosed light fitting, TV aerial connection point, power points, panelled radiator, and access to;



### EN-SUITE SHOWER ROOM 2.64m x 0.89m (8'8" x 2'11")

With Upvc double glazed frosted windows to front and side with inset lead pattern, enclosed light fitting, extractor fan, a three-piece suite comprising low level dual flush WC, vanity sink unit with chrome mixer tap, walk-in shower enclosure with Triton electric shower, panelled radiator, vinyl cushion flooring, and ceramic splashback tiling.



### BEDROOM TWO (REAR) 2.92m x 2.34m (9'7" x 7'8")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, and power points.



### BEDROOM THREE (REAR) 2.29m maximum x 2.13m (7'6" maximum x 7'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, and power points.



## FIRST FLOOR FAMILY BATHROOM 2.31m x 1.68m (7'7" x 5'6")

With Upvc double glazed frosted window to side with inset lead pattern, extractor fan, LED light fitting, a modern white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap, "L" shaped bath/shower with mixer tap plus thermostatic shower with separate handheld attachment, ceramic splashback tiling, wood effect vinyl cushion flooring, electric shaver point, and modern chrome towel radiator.



## EXTERNALLY

### FORE GARDEN

Bounded by mature hedges along with timber post and timber fencing, featuring limestone chippings and paved areas for ease of maintenance, along with additional parking. A tarmac driveway leads alongside the property providing off road parking and access to;



**ENCLOSED REAR GARDEN**

Bounded by concrete posts and concrete/timber fencing, featuring an Indian stone paved patio area providing ample space for seating and entertaining. The garden is tiered with railway sleepers to a lawn section, complemented by slate chippings to borders, a timber garden shed providing external storage, and a designated children's play area. Access to;



## SUMMER HOUSE 5.21m x 3.71m (17'1" x 12'2")

With double glazed French doors to side, double glazed windows to sides, four lamp light fitting, and electricity supply connected with power points. This room is a versatile space than can be adapted for multiple uses.



## COUNCIL TAX

Band 'C' amount payable to Newcastle-under-Lyme Borough Council.

## Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## NOTE

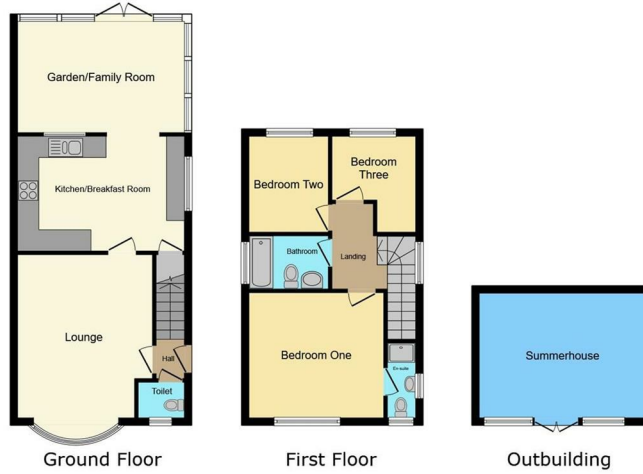
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## SERVICES

Main services of gas, electricity, water and drainage are connected.

## VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

