

Willowbrook Walk Norton Heights Stoke-On-Trent ST6 8GN



Offers In The Region Of £195,000

I'm walking on sunshine and you will too -

Once you see this beautiful property we have available for you -

Sitting on a popular Estate, this SEMI DETACHED HOUSE is just the ticket -

If you're looking for a starter home you should definitely pick it -

With THREE GOOD SIZED BEDROOMS and a downstairs loo -

A kitchen diner and spacious lounge too -

To view this property and make it your new home -

The team at Debra Timmis are at the end of the phone.

Nestled in the desirable area of Norton Heights, this stunning semi-detached house on Willowbrook Walk is a true gem. The property boasts an inviting entrance hallway that leads to a separate WC, providing convenience for both residents and guests. The spacious lounge offers a perfect space for relaxation, while the fitted breakfast kitchen is ideal for culinary enthusiasts, allowing for delightful family meals and gatherings. Adjoining the kitchen, the charming conservatory floods the home with natural light, creating a serene space to enjoy the beautiful gardens that surround the property. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat, along with a modern bathroom that caters to the needs of the household. The exterior of the home is equally impressive, featuring beautifully maintained gardens that provide a tranquil outdoor space for leisure and recreation. Additionally, the property includes allocated parking, ensuring convenience for residents and visitors alike.

This semi-detached house is presented to a high standard and is situated in a sought-after location, making it an ideal choice for families or individuals seeking a welcoming community. Viewing is highly recommended to fully appreciate the charm and quality this property has to offer. Don't miss the opportunity to make this delightful house your new home.

Entrance Hall

Tiled floor. Radiator.

Separate WC

5'6" x 2'9" (1.70 x 0.85)

Double glazed window. Pedestal wash hand basin and low level WC. Radiator.

Lounge

15'9" x 12'4" plus recess to stairs (4.82 x 3.77 plus recess to stairs)

Double glazed window to the front aspect. Radiator. Stairs off to the first floor.

Breakfast Kitchen

15'0" x 8'3" (4.59 x 2.53)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Integral dishwasher. Plumbing for automatic washing machine. One and a half inset sink with single drainer. Part tiled splash backs. Useful storage cupboard. Tiled

floor. Double glazed French doors with access into the conservatory. Breakfast area. Radiator. Gas central heating boiler with home control via hive app.

Conservatory

14'4" to french doors x 11'6" (4.37 to french doors x 3.53)

Double glazed windows. Radiator. Power and light. Feature surround housing electric fire and display area. Double glazed French doors with access into the rear garden.



First Floor

Landing

Loft access. Double glazed window.

Bedroom One

13'4" x 8'7" (4.08 x 2.63)

Double glazed window. Radiator.



Bedroom Two

10'8" x 8'7" into robe (3.26 x 2.64 into robe)

Double glazed window. Radiator. Built-in wardrobes.

Bedroom Three

7'2" x 6'2" (2.20 x 1.89)

Double glazed window. Radiator.

Family Bathroom

6'1" x 5'8" (1.86 x 1.75)

White suite comprising, panelled bath with mains shower over, vanity wash hand basin and low level WC. Radiator. Double glazed window.



area. To the side aspect there is a lean to. To the rear aspect there is a seating area. Good sized summer house.

Summer House/Office

15'7" x 7'5" (4.76 x 2.27)

Double glazed windows and double glazed French doors. Power and light. Internet connection. Insulated roof and floor. Multi point locking system. PIR motion sensors on external lights. Underfloor heating with Smart Control via app or manual adjustment via wall control.

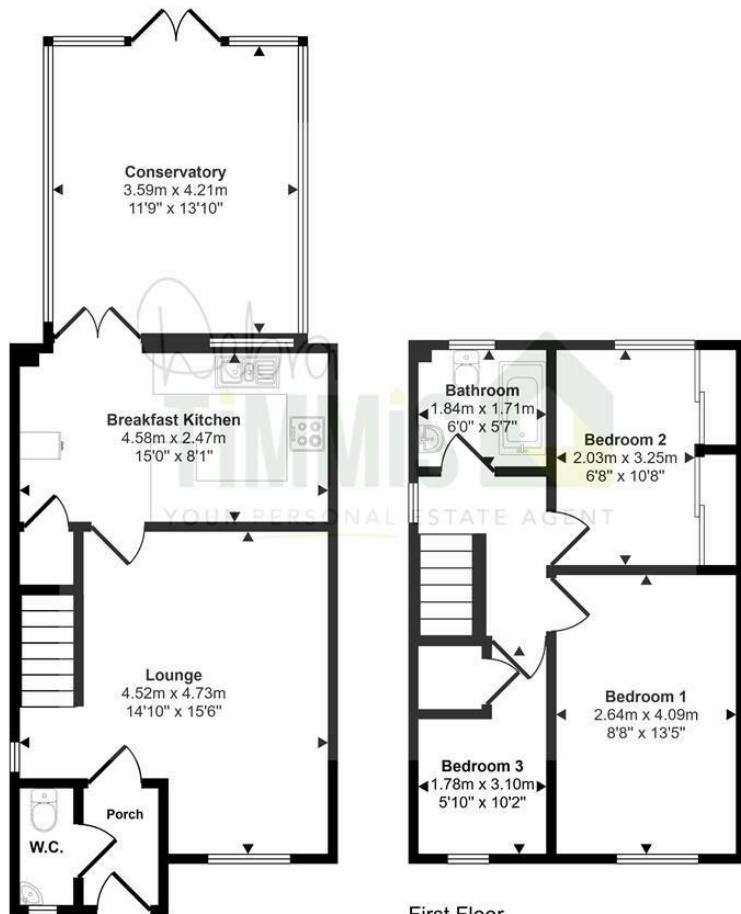


Externally

To the front aspect there is a lawn garden. Decked patio/seating area. Children's play area. Pergola and bar



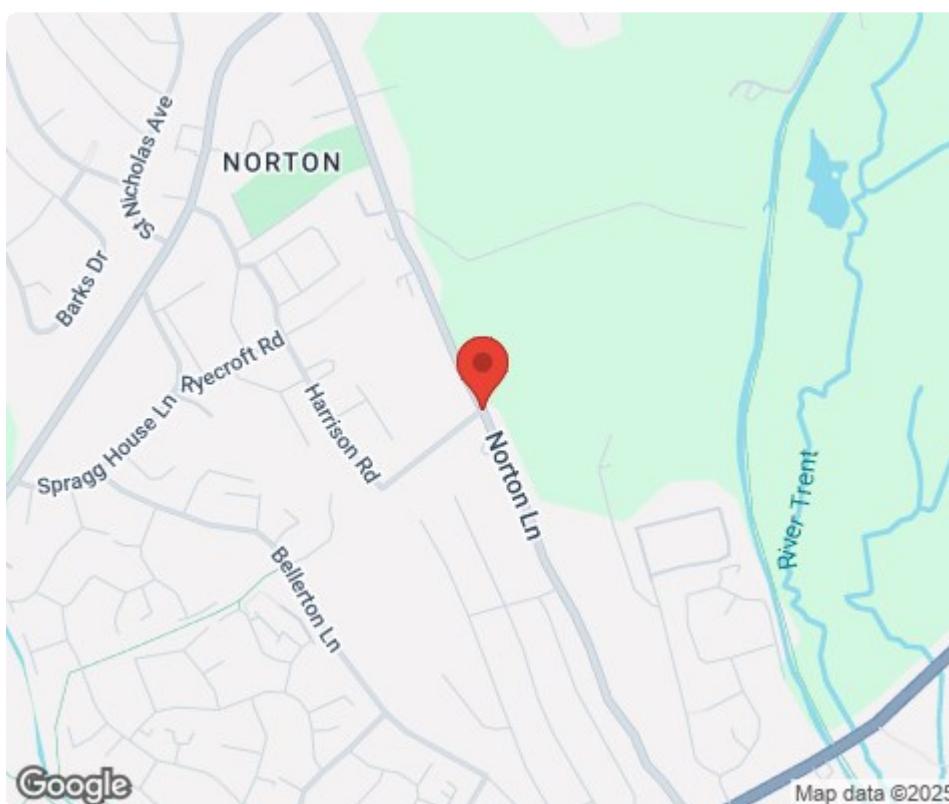
Approx Gross Internal Area
85 sq m / 917 sq ft



Ground Floor
Approx 51 sq m / 549 sq ft

First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC