Debra TIMMIS
YOUR PERSONAL ESTATE AGENT

Topaz Close Milton Stoke-On-Trent ST6 8HR







Offers In The Region Of £250,000

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Topaz Close, Milton, Stoke-On-Trent, ST6 8HR

As beautiful and rare as the Topaz gemstone
Perfection simply oozes from every crevice of this stunning home
There's THREE DELIGHTFUL BEDROOMS, but that's not all
There's an en-suite and family bathroom all on the first floor
What about downstairs I hear you cry... well it's modern and stylish in every way
With a gorgeous lounge and stunning kitchen/diner what more is there to say
Wait! I haven't finished yet, just look at the landscaped garden here
If you make this house your new home you'll be smiling from ear to ear!

Nestled in the desirable cul-de-sac of Topaz Close, Milton this beautifully presented and stylish detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient separate WC, ensuring practicality for both residents and guests.

The cosy lounge provides an inviting space for relaxation, while the stunning fitted kitchen/diner is a true highlight of the home, ideal for both casual dining and entertaining. The adjoining conservatory bathes the area in natural light, creating a warm and airy atmosphere that enhances the overall appeal of the property.

This delightful home boasts three well-proportioned bedrooms, including a master bedroom complete with an en-suite shower, providing a private sanctuary for the homeowners. The two additional bedrooms are perfect for family, guests, or even a home office, complemented by a stylish family bathroom that caters to the needs of the household.

Outside, the landscaped rear garden offers a tranquil retreat, perfect for enjoying the outdoors or hosting gatherings. The property also benefits from ample off-road parking, ensuring convenience for multiple vehicles. Garage/workshop. With its attractive features and prime location, this detached house is a must-see. Viewing is highly recommended to fully appreciate the charm and quality this home has to offer.

Entrance Hall
Composite door to the front aspect. Feature radiator. Useful storage cupboard. Stairs off to the first floor. Access to the WC.

Separate WC
4'10" x 4'4" (1.48 x 1.33)
Double glazed window to the front aspect. Low level WC and wash hand basin.

Lounge
15'8" x 9'11" (4.79 x 3.04)
Double glazed window to the front aspect. Double glazed French doors with access into the rear garden. Radiator.

Kitchen/Diner
15'8" narrowing to 7'4" x 15'8" narrowing to 6'11" (4.79 narrowing to 2.24 x 4.79 narrowing to 2.12)
Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Beautifully fitted kitchen with a range of contemporary wall and base units, integrated appliances include induction hob, extractor over, built-in ovens, fridge, freezer, washing machine and dishwasher. Wine cooler. Inset sink with hot tap. Feature display with shelving. Inset ceiling spot lights. Two double glazed windows. Bi folding door with access into the conservatory.





Conservatory
12'11" x 10'5" (3.94 x 3.20)
Double glazed windows and double glazed French doors with access into the rear garden.



First Floor

Landing
Double glazed window to the rear aspect. Radiator.

Master Bedroom
12'11" x 8'9" (3.95 x 2.67)
Double glazed window to the front aspect. Fitted wardrobes and drawer sets. Radiator. Access into the en-suite shower room.

En-Suite Shower Room
6'7" x 4'2" (2.03 x 1.29)
Stylish suite comprises, shower cubicle housing mains shower and feature inset display shelving, vanity wash hand basin and WC. Double glazed window. Heated towel rail.

Bedroom Two
9'1" to wall x 9'11" (2.77 to wall x 3.03)
Double glazed window to the front aspect. Radiator. Built-in robe and airing cupboard.

Bedroom Three
6'11" x 6'4" (2.12 x 1.95)
Double glazed window to the rear aspect. Fitted desk and storage cupboard. Radiator.

Family Bathroom
6'8" x 5'6" (2.04 x 1.69)
Suite comprises, panelled bath with shower attachment, wash hand basin and WC. Double glazed window. Radiator.

Externally
Low maintenance frontage and driveway providing off road parking. Access to the garage suitable for a smaller width vehicle. Landscaped rear garden with seating areas, lawn garden and planted borders.

Agents Notes
Leasehold we have been advised there is an annual charge around £166.00. The length of the lease is approx. around 133 years. (any interested parties are advised to make their own enquiries as this information could be subject to change).



Approx Gross Internal Area
98 sq m / 1052 sq ft



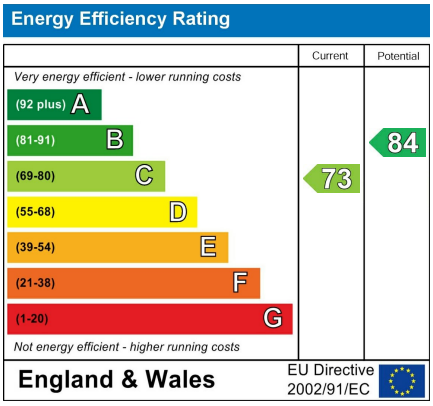
Ground Floor
Approx 58 sq m / 622 sq ft

First Floor
Approx 40 sq m / 429 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: Leasehold
Council Tax Band: D



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