

Woodburn Road Norton Heights Stoke-On-Trent ST6 8GB



Offers In The Region Of £330,000

Woodburn Road, Norton Heights, Stoke-On-Trent, ST6 8GB

When it comes to outstanding properties, this one will be top of the list
A stunning property in Norton Heights that is not be missed!
Just like a SHOW HOME its gorgeous inside and out
I'm sure you will agree with me, of that I have no doubt
With entrance hall ,WC, lounge, dining room and breakfast kitchen
FOUR BEDROOMS and en-suite shower room & family bathroom to relax in
Lovely gardens to enjoy and a location to admire
This is a property with everything you desire!
So don't waste a minute, call us now to view
The team at Debra Timmis are waiting to arrange this for you!

Nestled on the desirable Woodburn Road, this stunning executive detached house is a true gem. Beautifully presented throughout, offering a perfect blend of modern living and comfort. As you enter the home, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features two inviting reception rooms, ideal for both relaxation and entertaining. The lounge provides a warm and welcoming atmosphere, while the breakfast kitchen is perfect for family gatherings and casual dining.

The property boasts four well-proportioned bedrooms, including a master bedroom complete with an en-suite shower room, ensuring privacy and convenience. The additional three bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's rooms. A family bathroom serves the other bedrooms, providing ample facilities for the household.

Outside, the property benefits from a driveway, offering off-road parking and easy access. The location is highly sought after, making this home an excellent choice for families and professionals alike. With its modern features and prime location, this executive detached house is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

Entrance Hall

Welcome by the composite door to the front aspect which leads into the inviting hallway. Radiator. Useful storage cupboard. Stairs off to the first floor.

Separate WC

5'6" x 3'8" (1.68 x 1.14)

Low level WC and wash hand basin. Radiator.

Lounge

18'1" max into box window narrowing to 12'10" x 12 (5.53 max into box window narrowing to 3.92 x 3.91)

Double glazed box window to the front aspect. Double glazed window to the side aspect. Feature fire surround inset and hearth housing gas fire. Radiators. Coving to ceiling. Access into the dining room.

Dining Room

14'8" x 8'3" (4.49 x 2.54)

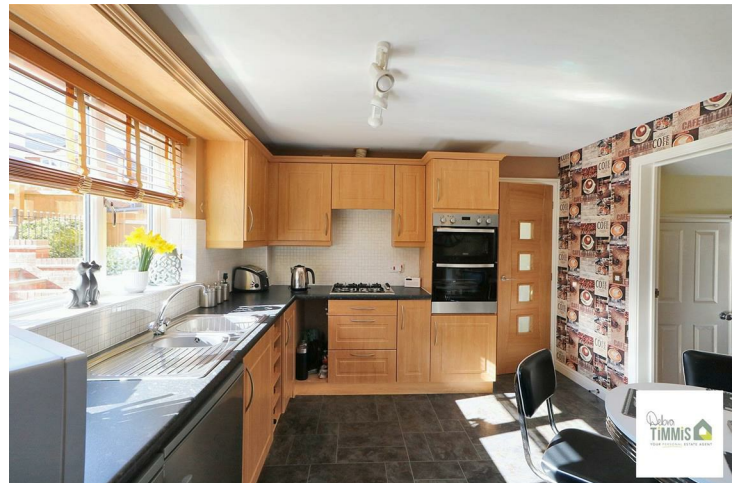
Double glazed French doors with access into the rear garden. Coving to ceiling. Radiator.



Breakfast Kitchen

10'9" x 10'7" (3.29 x 3.23)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Built-in wine rack. Space for fridge and freezer. One and a half stainless steel sink and single drainer, mixer tap. Part tiled splash backs. Four ring gas hob, extractor fan above and built-in oven. Space for breakfast table. Radiator. Double glazed window.



Utility Room

8'10" x 4'11" (2.71 x 1.51)

Wall mounted unit and worktop. Plumbing for automatic washing machine and space for dryer. Personal door with access into the integral garage. Composite door to the rear aspect.

First Floor

Landing

Airing cupboard. Loft access. Double glazed window.

Master Bedroom

12'10" into robe x 13'0" (3.92 into robe x 3.98)

Double glazed window. Radiator. Fitted wardrobes. Access to the en-suite shower room.



En-Suite Shower Room

6'5" x 6'4" (1.96 x 1.94)

Modern suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Radiator.

Bedroom Two

11'8" x 9'7" to robe (3.58 x 2.94 to robe)

Double glazed window. Radiator. Built-in wardrobe.

Bedroom Three

11'8" narrowing to 9'1" x 10'5" to robe (3.58 narrowing to 2.78 x 3.18 to robe)

Double glazed window. Built-in wardrobe. Radiator.

Bedroom Four

11'2" narrowing to 9'1" x 11'0" (3.42 narrowing to 2.79 x 3.36)

Double glazed window. Radiator.

Family Bathroom

7'11" x 7'5" (2.43 x 2.27)

Modern suite comprises, panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window. Radiator.



Integral Garage

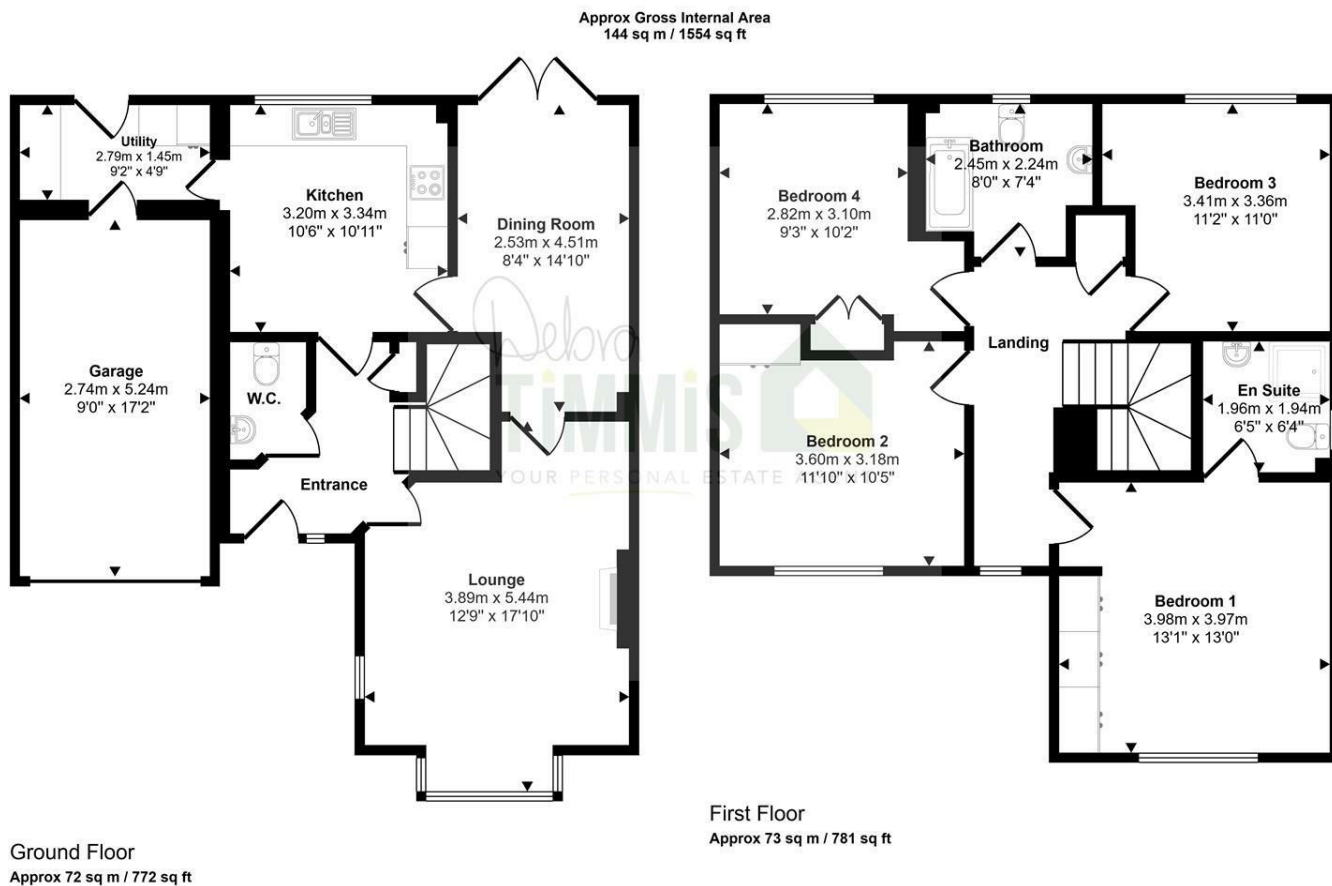
17'2" x 8'11" (5.24 x 2.74)

Up and over door. Power and light. There is an electrical car charging point also.

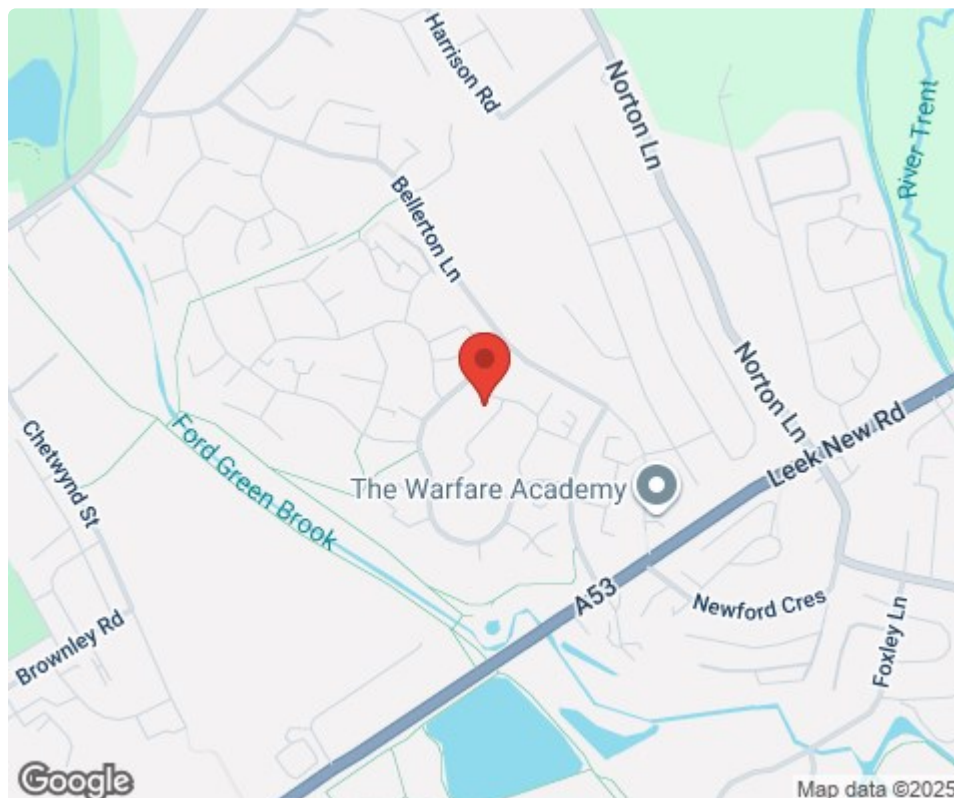
Externally

To the front aspect there is a lawn garden. Driveway providing off road parking. Side access to the enclosed rear garden. At the rear there is a paved patio seating area. Lawn garden. Steps to an additional lawn garden with planted borders.





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: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales		EU Directive 2002/91/EC

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