Whittaker & Biggs Est. 1930
Rostons Group







74 Blithfield Way, Stoke-On-Trent, ST6 8GS

£330,000

- Modern Four-Bedroom Detached Family Home
- Dual Aspect Lounge
- Downstairs Cloakroom With W/C And Wash Hand Basin
- Privately Owned Solar Panels
- Ideal For Growing Families Seeking A Generously Proportioned Home
- Substantial Dining Area With French Doors Opening Onto The Rear Garden
- Principal Bedroom Having Recently Updated En-Suite Shower Room
- Impressive Kitchen/ Dining Room Extending Approx. 8m In Length
- Former Garage Converted To Create Additional Reception Room
- Off-Road Parking For Two Vehicles

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A modern four-bedroom detached family home, situated on the highly regarded Norton Heights development, offering spacious and versatile accommodation, including two reception rooms, an impressive open-plan kitchen/dining room, four bedrooms and two bathrooms. An additional benefits include privately owned solar panels.

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Council Tax Band: D





Paragraph

Occupying a pleasant position within this popular residential development, the property provides an excellent opportunity for growing families seeking a generously proportioned home in a convenient yet established setting.

Norton Heights is particularly well placed for access to Leek, Stoke-on-Trent city centre and the surrounding towns, whilst also enjoying proximity to open countryside and the beautiful Whitfield Valley Nature Reserve, offering opportunities for walking and outdoor recreation.

The accommodation is thoughtfully arranged over two floors, combining comfortable family living with the flexibility required for modern lifestyles.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor accommodation. The lounge is a particularly inviting reception room, enjoying a dual aspect which allows an abundance of natural light to fill the space, creating a bright and comfortable environment for relaxation.

Positioned across the rear of the property is the impressive kitchen/dining room, extending approximately 8 metres in length and providing a wonderful setting for everyday family life and entertaining. The kitchen is fitted with a range of wall and base units, complemented by generous worktop space, whilst the substantial dining area comfortably accommodates a family dining table and additional furniture. French doors open directly onto the rear garden, providing a pleasant connection between the internal and external living spaces.

A particularly appealing feature of the property is the former garage, which has been converted to create a versatile additional reception room, currently utilised as a home office. This adaptable space lends itself to a variety of uses, including a playroom, games room, snug or occasional guest accommodation, subject to individual requirements. An adjoining storage room provides further practicality and potential for alternative uses, such as an en suite, subject to any necessary consents, ideal for those requiring a ground floor suite.

Completing the ground floor accommodation is a conveniently positioned cloakroom fitted with a WC and wash hand basin.

To the first floor, the landing provides access to four bedrooms and the family bathroom.

The principal bedroom is a generously proportioned double room, benefiting from fitted wardrobe storage and a recently updated en-suite shower room, incorporating a walk-in shower, vanity wash hand basin and WC.

There are two further double bedrooms, both offering comfortable accommodation, together with a fourth bedroom which would also make an excellent nursery, dressing room or additional home office.

The family bathroom has also been updated and incorporates a contemporary suite comprising a bath with shower over, vanity wash hand basin and WC.

A further practical advantage is the loft space, which has recently benefited from the installation of an integrated loft ladder, extensive boarding and lighting, providing valuable additional storage.

Externally, the property is approached via a tarmacadam driveway providing off-road parking for two vehicles, complemented by an area of lawn and a pathway leading to the main entrance.

To the rear is an enclosed garden, predominantly laid to lawn with a raised patio terrace providing an ideal seating and entertaining area, with space for outdoor dining and relaxation.

Entrance Hall

A welcoming entrance hallway providing access to the principal ground floor accommodation and staircase leading to the first floor.

Lounge

15'8" x 9'10"

A spacious and inviting reception room enjoying a dual aspect, with windows allowing an abundance of natural light to fill the room. Offering ample space for a range of lounge furniture, creating a comfortable setting for everyday family living and relaxation.

Kitchen/Dining Room

26'2" x 9'10"

An impressive open-plan kitchen and dining room extending across the rear of the property, providing a particularly generous and versatile family living space. The kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for kitchen appliances. The layout also offers potential for additional cabinetry and worktop space, if required.

The substantial dining area provides ample room for a large family dining table and supplementary furniture, making this an ideal space for both everyday dining and entertaining. French doors open directly onto the rear garden, allowing natural light into the room and providing convenient access to the raised patio terrace

Former Garage

Office/Additional Reception Room

11'5" x 8'2"

Formerly the integral garage, this converted room provides valuable additional accommodation, currently utilised as a home office.

The room offers considerable versatility and could equally serve as a snug, playroom, games room or occasional guest bedroom, depending upon individual requirements.

An adjoining storage room provides further useful space, with potential for adaptation to alternative purposes, including a utility room or en-suite facility, subject to the necessary consents and alterations.

Ground Floor Cloakroom

Conveniently positioned cloakroom fitted with a WC and wash hand basin.

Landing

Providing access to all four bedrooms and the family bathroom. Access to the loft space is provided via a recently installed integrated loft ladder.

Principal Bedroom

13'11" x 12'3" (maximum measurements)

A generously proportioned double bedroom providing ample space for a range of bedroom furniture and benefiting from fitted wardrobe storage. The room also enjoys the convenience of its own recently updated en-suite shower room.

En-Suite Shower Room

Fitted with a contemporary suite comprising a walk-in shower enclosure, vanity wash hand basin and WC.

Bedroom Two

11'7" x 11'1"

A well-proportioned double bedroom enjoying an outlook over the rear garden, with ample space to accommodate a range of bedroom furniture.

Bedroom Three

10'4" x 8'10"

A further double bedroom offering comfortable accommodation and flexibility for use as a bedroom, guest room or additional working space.

Bedroom Four

8'10" x 8'3"

A generously sized single bedroom overlooking the rear garden, suitable for use as a child's bedroom, nursery, dressing room or home office.

Family Bathroom

Recently updated and fitted with a contemporary suite comprising a panelled bath with shower over, vanity wash hand basin and WC.

Loft Space

A particularly useful storage area, recently improved with the installation of an integrated loft ladder, extensive boarding and lighting, providing practical additional storage.

Externally

Front Garden And Driveway

The property enjoys an attractive frontage with a tarmacadam driveway providing off-road parking for two vehicles. An adjoining lawned garden and pathway lead to the main entrance.

Rear Garden

An enclosed rear garden comprising a predominantly lawned area together with a raised patio terrace, providing an ideal space for outdoor furniture, alfresco dining and entertaining.

The garden is conveniently accessed directly from the kitchen/dining room via French doors, making it particularly well suited to family living.

Additional Information

Solar Panels

The property benefits from privately owned solar panels installed to both roof aspects, providing the opportunity to reduce electricity costs and potentially generate income through the export of surplus electricity.

The current owners advise that the system has historically generated approximately £500 per annum in export payments. Prospective purchasers should make their own enquiries regarding the system, associated documentation, tariff arrangements and anticipated financial benefits.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



















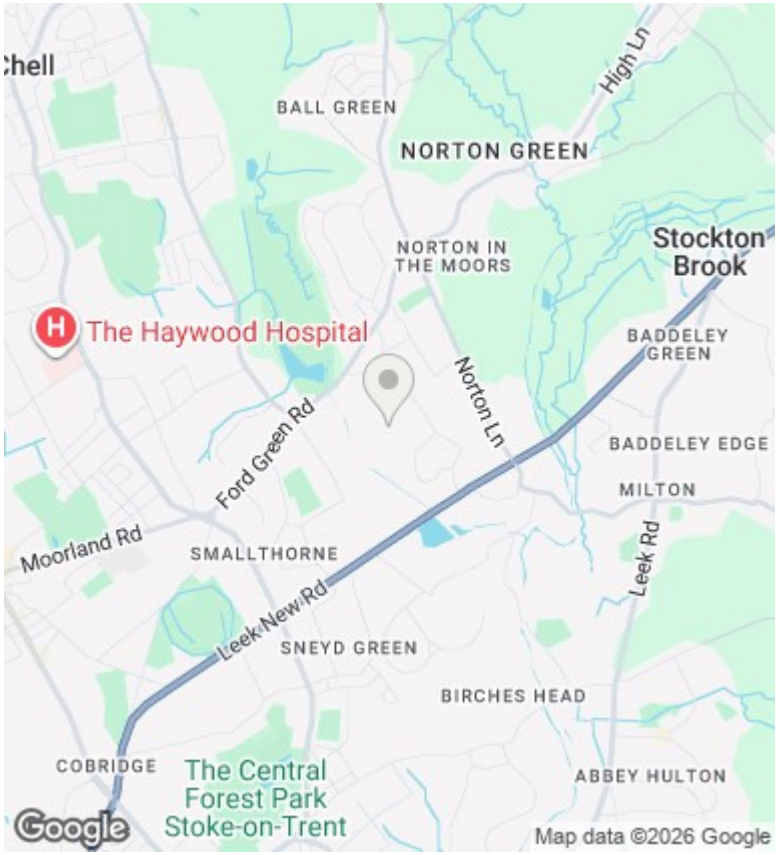

Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

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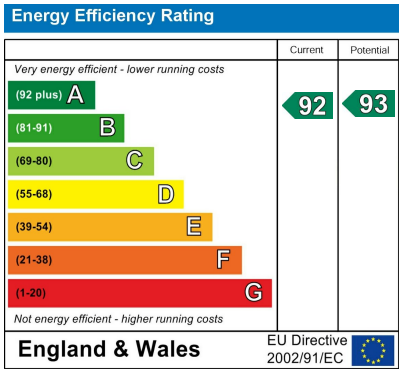

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