



113 Chillington Way

Norton Heights, Stoke-On-Trent, ST6 8GJ

We know house hunting is a stressful process, endless hours on Rightmove, booking viewings etc. Well our motto is less stress, more CHILL!! And its time to CHILL as I have the perfect family home for you which is move in ready. CHILLington Way is a three storey detached residence with space in abundance, sitting on a sizeable plot on the popular Norton Heights development. The accommodation on offer comprises a large lounge, modern fitted kitchen/diner, utility room, study and cloakroom. Five bedrooms, two en-suites and a family bathroom span over the first and second floor. Externally the property benefits from a long driveway leading to a double garage, to the rear the garden is landscaped and tiered with an artificial lawned area, raised decked seating area and paved patio. The garden is also equipped with its very own bar area and is fully enclosed by panelled fencing and a side access gate. Located on the popular Norton Heights developments, close to local amenities, schooling and canal towpaths. So when in doubt, CHILL out! Live by the motto and call today to book a viewing.

Offers in excess of £385,000

113 Chillington Way

Norton Heights, Stoke-On-Trent, ST6 8GJ



- EXTREMELEY SPACIOUS DETACHED PROPERTY
- STUDY & CLOAKROOM
- TWO EN-SUITES & BATHROOM
- POPULAR LOCATION & SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- FIVE BEDROOMS
- DOUBLE GARAGE & DRIVE

GROUND FLOOR

Entrance Hall

16'11" x 6'9" (5.17 x 2.08)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard, stairs leading to the first floor and radiator.

Cloakroom

5'10" x 2'11" (1.78 x 0.89)

Low level W.C and wash hand basin. Laminate flooring and partly tiled walls.

Lounge

19'4" x 11'2" (5.90 x 3.42)

A double glazed window overlooks the front aspect with double glazed patio doors leading out to the rear. Electric fire, telephone and television points, Laminate flooring and two radiators.

Study

12'10" x 10'11" (3.92 x 3.33)

A double glazed window overlooks the front aspect. Radiator.

Kitchen/Diner

16'11" x 15'10" (5.18 x 4.84)

A double glazed window overlooks the side and rear aspect coupled with double glazed patio doors leading out to the rear. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and tiled flooring. Integrated appliances include electric double oven, gas hob with cooker hood above, fridge/freezer, dishwasher and microwave. Loft access hatch, ceiling spotlights and radiator.

Utility Room

5'10" x 5'2" (1.78 x 1.60)

A double glazed door leads out to the side aspect. Fitted with wall and base storage units with inset stainless steel sink unit and coordinating work surface areas. Space and plumbing for washing machine tumble dryer. Wall mounted central heating boiler. Radiator.

FIRST FLOOR

First Floor Landing

6'9" x 6'0" (2.06 x 1.85)

Radiator. Stairs leading to the second floor.

Bedroom One

16'7" x 11'4" (5.07 x 3.47)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom One En-Suite

11'4" x 5'1" (3.46 x 1.57)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Partly tiled walls, extractor fan and shaver point. Radiator.

Bedroom Two

15'9" x 10'7" (4.82 x 3.25)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two En-Suite

7'10" x 4'9" (2.41 x 1.47)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower, low level W.C and wash hand basin. Extractor fan, ceiling spotlights and partly tiled walls. Radiator.

Bedroom Five

9'10" x 6'9" (3.01 x 2.07)

A double glazed window overlooks the front aspect. Radiator.

SECOND FLOOR

Second Flooring Landing

7'11" x 6'9" (2.42 x 2.06)

A double glazed window and seperate skylight overlooks the rear aspect. Storage cupboard housing central heating boiler.

Bedroom Three

17'11" x 11'4" (5.48 x 3.47)

A double glazed window overlooks the front aspect. Skylight to rear aspect. Radiator.

Bedroom Four

17'10" x 10'8" (5.44 x 3.27)

A double glazed window overlooks the front aspect. Skylight to rear and loft access hatch. Radiator.

Bathroom

9'6" x 6'9" (2.92 x 2.06)

A double glazed skylight overlooks the front aspect. Fitted with a suite comprising bath, vanity hand wash basin and low level W.C. Partly tiled walls, ceiling spotlights and extractor fan. Radiator.

EXTERIOR

To the front there is a tarmacadam driveway leading to the double garage, and lawned area with hedge border. To the rear the garden is landscaped and tiered with a artificial lawned area and paved patio seating areas with a large decked seating patio with storage underneath.

Bar

10'7" x 9'10" (3.25 x 3.01)

A double glazed window to the side aspect. Setup with power and lighting but not connected.

Double Garage

17'5" x 16'11" (5.31 x 5.18)

Up and over door with power and lighting.

Council Tax Band

Council Tax Band E.

Purchaser should seek confirmation prior to completion



