



11 Caroline Close

Werrington, Stoke-On-Trent, ST9 0LU

They say the apple doesn't fall too far away from the tree, so take the pick while they are ripe. It's time to take your pick in your property search and we will throw the apple tree in as well. This charming semi detached bungalow on Caroline Close is looking for a new owner. Nestled away down a quiet cul-de-sac in Werrington this delightful bungalow combines convenience and style in a location that's hard to beat. Inside you will find a spacious lounge, modern fitted kitchen, two generously sized bedrooms and stylish family bathroom. Outside the property boasts off road parking and fully enclosed rear garden, a peaceful retreat with a well kept lawn, mature flower beds and established trees and even your own apple tree. Whether you're downsizing , investing, or simply seeking a quieter life, this home is a rare find in Werrington and it's yours for the picking!!!

Offers in excess of £197,000

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- IMMACULATE SEMI DETACHED BUNGALOW
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- QUIET CUL-DE-SAC LOCATION
- UTILITY AREA/SUNROOM
- OFF ROAD PARKING
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN

Entrance Hall

10'2" x 10'2" (3.11 x 3.11)

The property has upvc entrance door to the side aspect. Loft access hatch, the loft houses the central heating boiler. Storage cupboard and radiator.

Lounge

14'3" x 10'11" (4.35 x 3.33)

A double glazed window overlooks the rear aspect coupled with a double glazed access door leading out to the rear garden. Fireplace housing gas fire. Television point and radiator.

Kitchen

9'0" x 8'3" (2.75 x 2.53)

A double glazed window overlooks the side aspect and rear aspect coupled with an access door leading into the utility/sunroom. Fitted with a range of wall and base storage units

with inset asterite sink unit and side drainer with coordinating work surface areas and partly tiled walls. Freestanding electric cooker with cooker hood above. Space and plumbing for washing machine. Radiator.

Utility/Sunroom

8'8" x 6'2" (2.65 x 1.90)

A double glazed window overlooks the rear and side aspect, coupled with a upvc access door to the side. Space for fridge/freezer and tumble dryer. Radiator.

Bedroom One

11'10" x 10'5" (3.62 x 3.19)

A double glazed window overlooks the front aspect. Storage cupboard and radiator.

Bedroom Two

9'6" x 8'6" (2.90 x 2.60)

A double glazed window overlooks the front aspect and radiator.

Bathroom

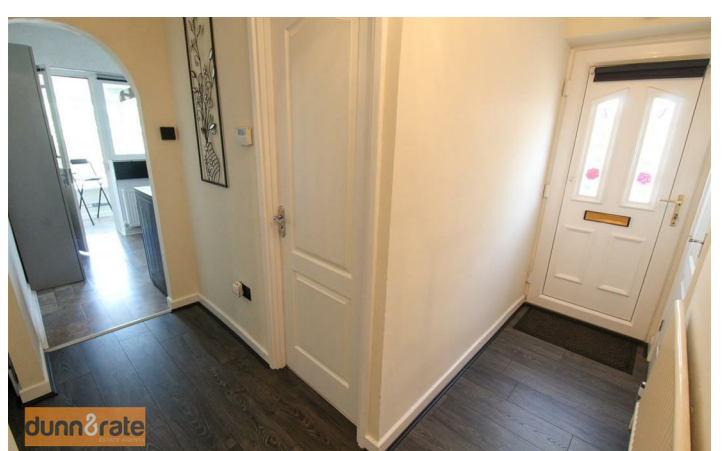
5'11" x 5'2" (1.81 x 1.60)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Ladder style towel radiator and ceiling spotlights. Extractor fan.

EXTERIOR

To the front there is a tarmac driveway and gravelled frontage with stepping stones. To the rear the garden is fully enclosed with panelled fencing and side access gate. The garden is laid to lawn with patio seating areas dotted around the garden. Raised sleeper flower beds with well established flowers and mature trees. Large garden shed with power and lighting and plumbing for washing machine.





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	