



## 393 Ford Green Road Norton, Stoke-On-Trent, ST6 8LX

Appearances can often be deceiving! Tell me what you see?? A beautiful symmetrical chocolate box style cosy cottage!! Well yes on face value I would have to agree, but delve further and what you will find behind the gate and closed door will surely surprise you. Not only does this property have space in abundance in the form of four double bedrooms, two bathrooms, a modern fitted breakfast kitchen, lounge and utility room, but this double fronted semi detached cottage also sits in approximately a quarter of acre of landscaped garden framed in mature trees, large summer house and ample off road parking. Located in the popular area of Norton close to local amenities, schooling and excellent commuter links to the main town centre. This property is one that breaks the mould and definitely needs to be viewed to be admired. Call today to book a viewing and be surprised for yourself.

**£325,000**

# 393 Ford Green Road

## Norton, Stoke-On-Trent, ST6 8LX



- EXTREMELEY SPACIOUS SEMI DETACHED PROPERTY
- FOUR DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- SITTING ON A SIZEABLE PLOT APPROX QUARTER OF AN ACRE
- FAMILY BATHROOM PLUS SHOWER ROOM
- EXTRA LARGE REAR GARDEN
- LOUNGE & BREAKFAST KITCHEN
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES & SCHOOLING

### GROUND FLOOR

#### Entrance Hall

The property has a UPVC entrance door to the front aspect. Stairs lead to the first floor.

#### Lounge

11'11" x 10'4" (3.65 x 3.16)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Recess storage and shelving. Television point and radiator.

#### Breakfast Kitchen

12'5" x 10'5" (3.81 x 3.20)

A double glazed bay window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel bowl sink unit. Coordinating work surface areas and breakfast bar island. Integrated electric cooker and induction hob with cooker hood above, fridge and wine cooler. Television point, ceiling spotlights and radiator.

#### Utility Room

8'9" x 6'11" (2.67 x 2.11)

Double glazed sliding patio doors lead out to the rear garden. Fitted with wall and base storage units and inset stainless steel bowl sink unit. Coordinating work surface areas with integrated freezer and washing machine. Ceiling spotlights.

#### Rear Porch

3'3" x 2'3" (1.00 x 0.70)

A double glazed window overlooks the side aspect coupled with a double glazed access door.

#### Inner Hall

2'6" x 1'0" (0.78 x 0.33)

Ceiling spotlights.

#### Bedroom Four

11'11" x 8'0" (3.65 x 2.46)

A double glazed window overlooks the front aspect. Fireplace housing fire. Fitted wardrobe storage, television point and radiator.

#### Shower Room

10'2" x 9'6" (3.11 x 2.91)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising walk in double shower unit with waterfall shower head, low level W.C and wash hand basin. Fitted with base storage units, extractor fan and ceiling spotlights. Ladder style towel radiator.

### FIRST FLOOR

#### First Floor Landing

Loft access hatch. Large walk in storage cupboard with ceiling spotlights.

#### Bedroom One

10'2" x 10'1" (3.12 x 3.09)

A double glazed window overlooks the rear aspect. Television point and radiator.

#### Bedroom Two

12'0" x 11'11" (3.68 x 3.65)

Two double glazed windows overlook the front aspect. Fitted storage with hanging rails. Radiator.

#### Bedroom Three

11'11" x 9'8" (3.65 x 2.95)

A double glazed window overlooks the front and rear aspect. Fitted wardrobes with sliding mirrored doors and radiator.

#### Bathroom

8'6" x 7'2" (2.60 x 2.19)

A double glazed window overlooks the side aspect. Fitted with a suite comprising extra large deep bath with seperate walk in

double shower unit with waterfall shower head and body jets, vanity hand wash basin and low level W.C. Ceiling spotlights and ladder style towel radiator.

### EXTERIOR

The front of the property has gated access with a paved pathway leading to the entrance door and side of the property, where you will find the large driveway accessed by electric double gates and wall mounted EV charging point. The rear garden sits on a sizeable plot laid mainly to lawn with a raised decked seating area and seperate paved patio stepped down from the main house. Mature trees and flower beds border the garden with a large summerhouse and shed at the rear, which can be connected with power and lighting. Hot and cold outside water taps and a seperate brick built shed, with power and lighting housing space for tumble drier and a



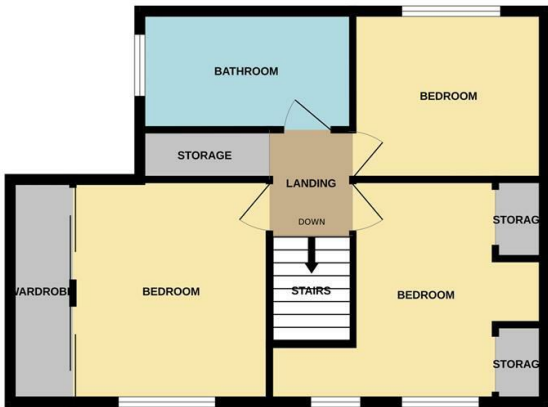


Floor Plan

GROUND FLOOR



1ST 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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