



4 Field View

Weston Coyney, Stoke-On-Trent, ST3 6PB

Like an open FIELD, the potential is limitless! No need for any potential here because this stunning semi detached property on FIELD View has already reached perfection! Fully refurbished throughout and finished to the highest of standards this spacious property is coming to the market and being sold with no upward chain. The accommodation on offer comprises a large open plan lounge/dining/kitchen, two double bedrooms and a chic bathroom suite. Externally the property benefits from ample off road parking, carport and a double garage to the rear. The rear garden is fully enclosed and low maintenance. Located in the popular area of Weston Coyney close to local amenities, schooling and commuter links. Don't let this be an open FIELD come and make it yours. Call today to book a viewing.

£224,950

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- STUNNING SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- CARPORT & DOUBLE GARAGE
- SOLD WITH NO UPWARD CHAIN
- FULLY REFURBISHED TO A HIGH STANDARD
- MODERN FITTED BATHROOM SUITE
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- OPEN PLAN KITCHEN/LOUNGE/DINING SPACE
- AMPLE OFF ROAD PARKING
- POPULAR LOCATION

Open Plan

Lounge/Kitchen/Diner

23'7" x 14'4" (7.20 x 4.38)

The property is accessed via a composite door to the side aspect. The open space lounge/dining and kitchen area has a double glazed window to the rear aspect coupled with double glazed patio doors. The kitchen area is fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and integrated appliances include a electric oven, induction hob with cooker hood above, fridge/freezer, dishwasher and washing machine. Ceiling spotlights and television point. LVT herringbone flooring with two vertical height radiators.

Inner Hall

Loft access hatch.

Bedroom One

11'9" x 10'2" (3.59 x 3.10)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

12'11" x 9'9" (3.94 x 2.98)

Two double glazed windows overlook the front aspect. Radiator.

Bathroom

8'5" x 6'2" (2.59 x 1.90)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath, walk in shower unit and waterfall shower head, vanity bowl wash basin and low level W.C. Partly tiled walls and ceiling spotlights. Extractor fan and ladder style towel radiator.

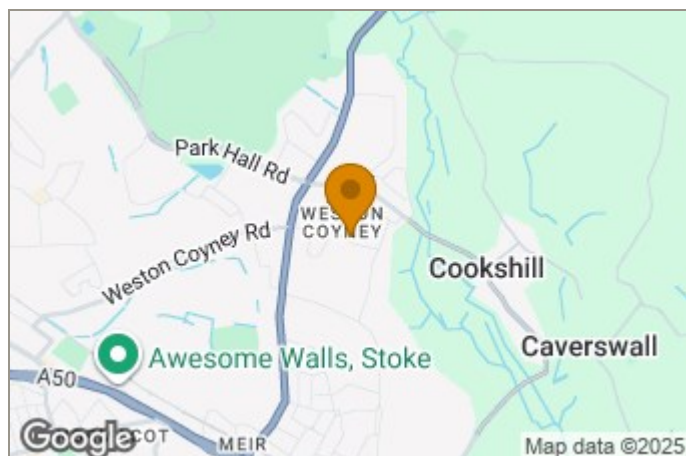
EXTERIOR

To the front there is a paved

driveway leading to the carport. The frontage is laid with artificial lawn with a paved inset feature. To the side there is access to a carport with double doors to the front and rear. To the rear the garden is fully enclosed and laid with paving and a panelled fenced border. With access to the double garage.

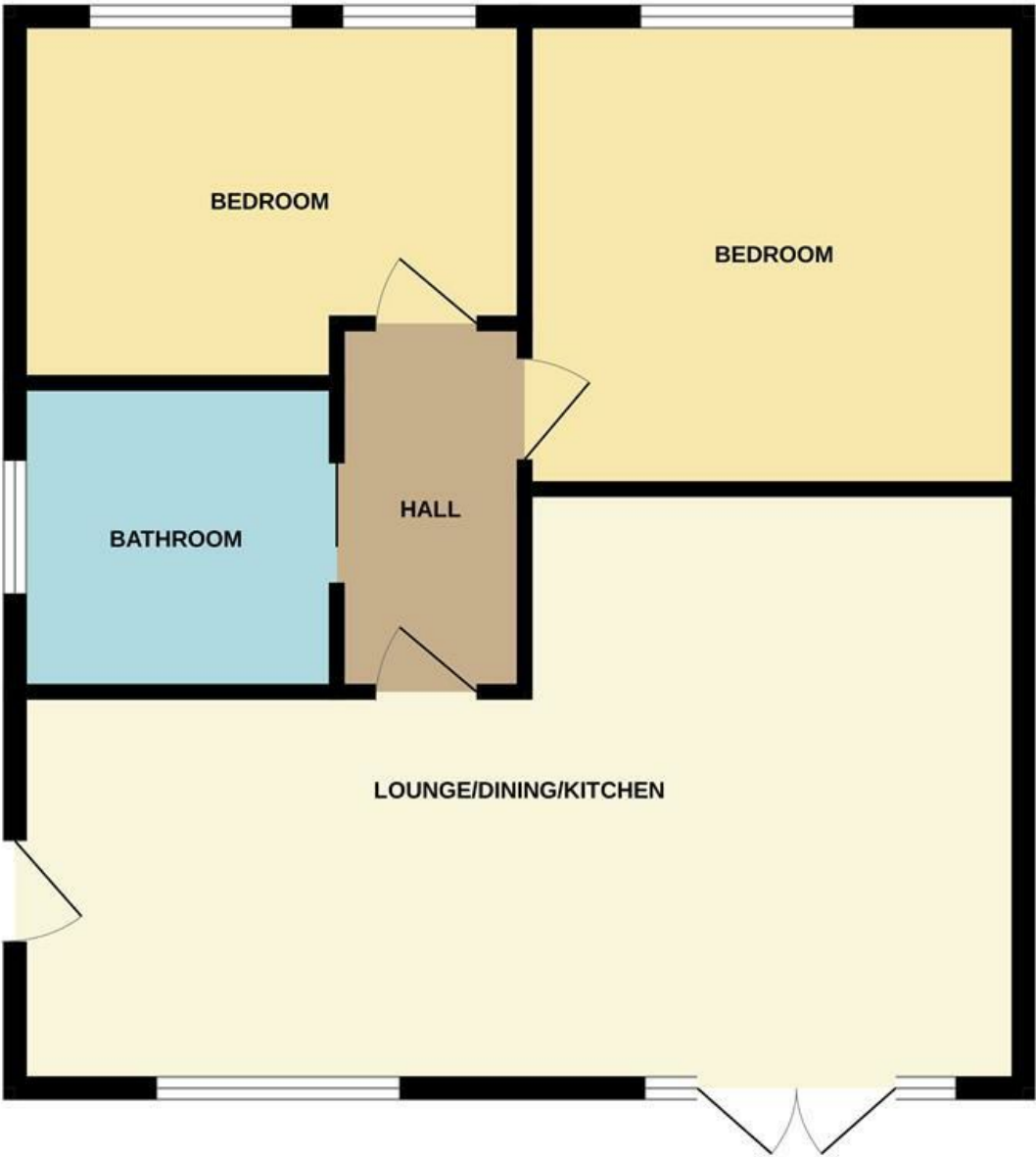
Double Garage

Both garages have double doors and have power and lighting.





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	