



Matthews Close,  
Stockton Brook



**OneAgency**

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## Offers in Region of £335,000

A modern and immaculate detached residence in the highly desirable location of Stockton Brook. The property is located in a quiet cul-de-sac development of newly built properties. The property benefits from the master bedroom having an en-suite, stunning kitchen/diner with french doors and garage with off road parking. The property is located close to highly regarded Primary and Secondary schools, amenities and commuter/bus links. The property would be ideally suited to a growing family. The property is few and far between for this location, having a modern contemporary house in a sought after location. Viewing is highly advised. No Onward Chain!





## Ground Floor

### Hallway

2.89m x 2.07m (9' 6" x 6' 9") Composite front door, radiator and flooring.

### Guest W/C

1.67m x 1.05m (5' 6" x 3' 5") A low level W/C, hand wash basin, radiator and flooring.

### Lounge

5.24m x 3.21m (17' 2" x 10' 6") A double glazed box bay window to the side, double glazed window to the front, under stairs storage cupboard, radiator and carpet flooring.

### Kitchen/Diner

5.24m x 2.66m (17' 2" x 8' 9") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven and grill, induction hob with extractor over, integral dishwasher, plumbing for a washing machine, combi-boiler, french doors to the garden, radiator, double glazed window and flooring.

## First Floor

### Bedroom One

3.77m x 2.72m (12' 4" x 8' 11") A double glazed window, radiator and carpet flooring.

### En Suite

2.72m x 1.39m (8' 11" x 4' 7") A walk in shower unit with glass screen, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

### Bedroom Two

3.25m x 2.92m (10' 8" x 9' 7") Two double glazed windows, radiator and carpet flooring.

### Bedroom Three

3.26m x 2.24m (10' 8" x 7' 4") A double glazed window, radiator and carpet flooring.

### Bathroom

2.20m x 2.06m (7' 3" x 6' 9") A white suite with bath and overhead shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

### External

Front - A stone built border and lawned garden with paved patio.

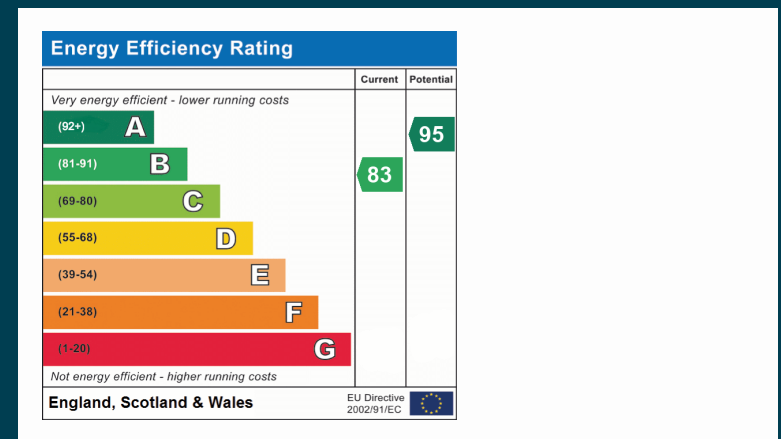
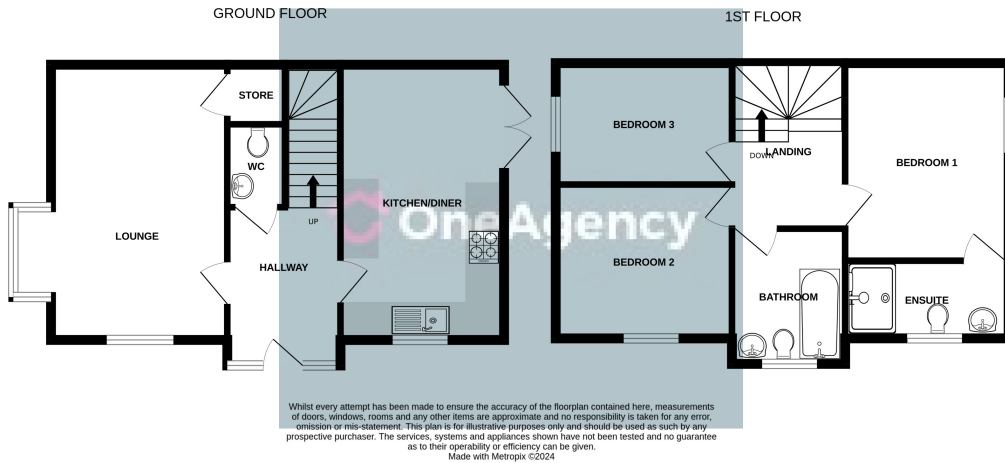
Rear - A paved patio area, lawned garden with part fence and brick built borders.

### Garage

5.98m x 3.06m (19' 7" x 10' 0") An up and over door, lighting and electric power.

## AGENTS NOTES

The council tax band is D. The local authority is Stoke-on-Trent.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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