



Ashcroft Road,
Porthill



OneAgency

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Offers in Excess of £285,000

A stunning three bedroom detached family home in the sought after location of Porthill. The property benefits from planning permission for an extension to turn this property into a four bedroom. Situated close to Wolstanton close to shops, schools and commuter links such as A500 & A34. This property has an en-suite to the master bedroom, double glazing throughout, combi-boiler, excellent accommodation and low maintenance rear garden. Ideal for a family looking to upsize. Viewing is highly advised!



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Ground Floor

Hallway

3.81m x 2.16m (12' 6" x 7' 1") Composite front door, grey stylish radiator, under stairs storage cupboard and oak flooring.

Lounge/Diner

4.67m x 2.05m (15' 4" x 6' 9") A double glazed bay window to the front and rear, stylish grey radiators and oak flooring.

Kitchen

4.67m x 2.05m (15' 4" x 6' 9") A range of wall and base units with worktops, sink basin with chrome mixer tap, integral oven with electric hob and extractor hood over, plumbing for a dishwasher, space for a fridge/freezer, double glazed window and porcelain tiled flooring.

Rear Lobby

Access to integral garage, W/C, boiler to the wall, grey radiator and UPVC door to the rear.

Guest W/C

1.35m x 1.34m (4' 5" x 4' 5") A white low level W/C, pedestal hand wash basin, grey radiator, tiled walls and flooring.

First Floor

Bedroom One

3.70m x 3.33m (12' 2" x 10' 11") A double glazed window, radiator and oak flooring.

En Suite

2.10m x 1.76m (6' 11" x 5' 9") A freestanding bath, low level W/C, vanity hand wash basin, double glazed window, tiled walls and tiled flooring.

Bedroom Two

4.41m x 2.76m (14' 6" x 9' 1") A double glazed bay window, fitted wardrobe unit, radiator and oak flooring.

Bedroom Three

2.34m x 2.09m (7' 8" x 6' 10") A double glazed window, radiator and oak flooring.

Shower Room

2.26m x 2.01m (7' 5" x 6' 7") A walk in shower with glass screen, vanity hand wash basin, low level W/C, grey stylish radiator, tiled walls and flooring.

External

Front - A block paved driveway providing off road parking for multiple vehicles.

Rear - An indian stone patio area, fenced borders and gated access to the side.

Integral Garage

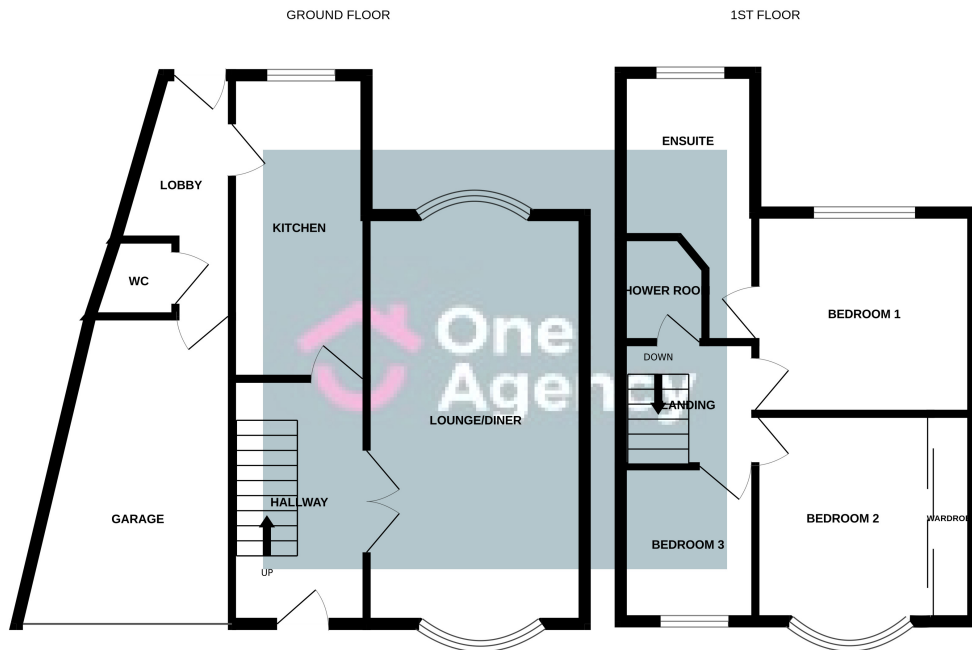
6.49m x 4.39m (21' 4" x 14' 5") An electric door, electric power with plumbing for a washing machine and space for a dryer.

AGENTS NOTES

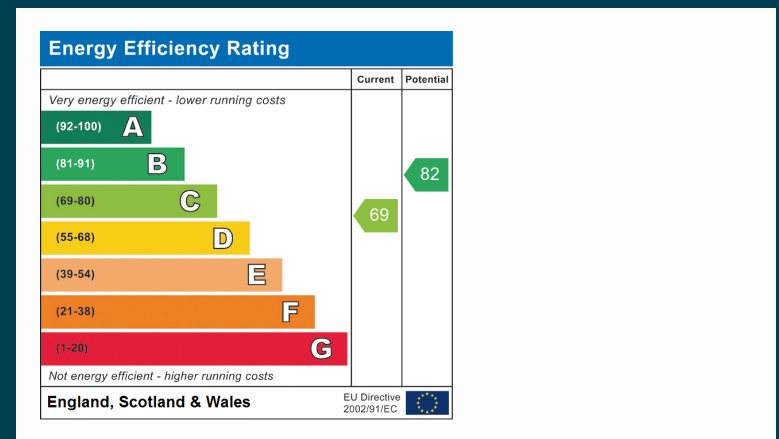
The property has planning permission for an extension above the garage to turn the property into 4 beds.

The property benefits from CCTV and underfloor heating in some rooms - the appliances have not been tested.





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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