



Burtree Drive,
Norton Heights



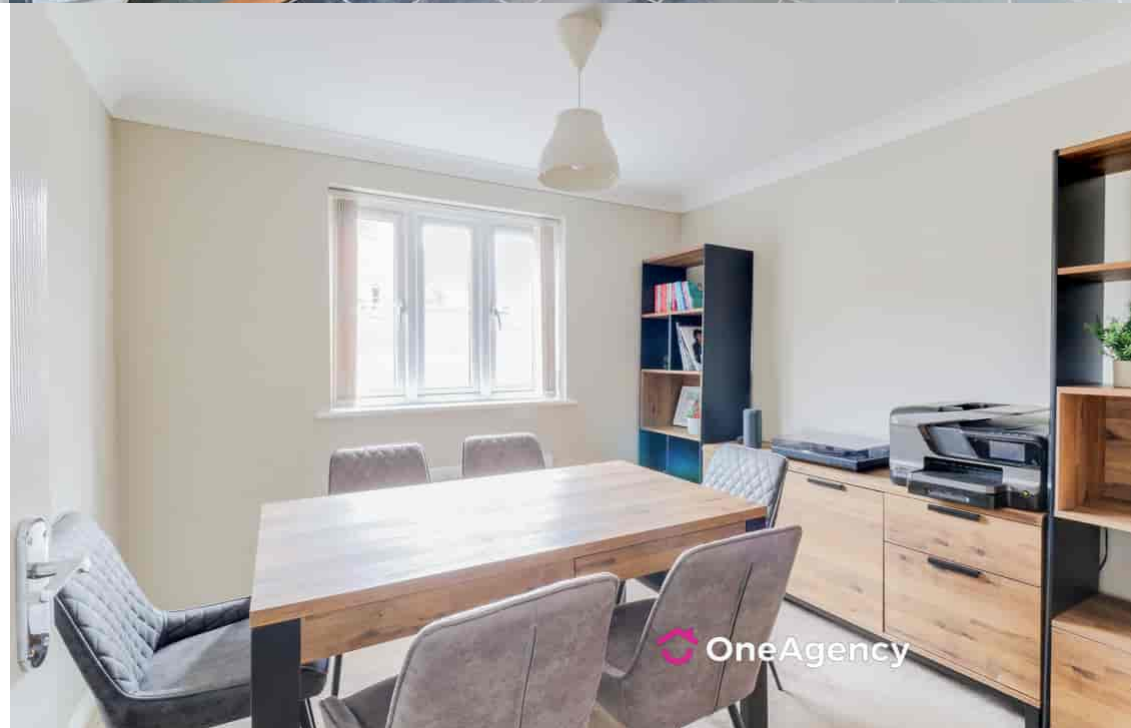
01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £325,000

A four bedroom detached residence in the highly popular location of Norton Heights. This property boasts generous accommodation throughout including kitchen/diner with french doors, en-suite to the master bedroom and double garage to the side. This property would be ideally suited for a growing family looking to upsize. Located close to amenities, commuter links and excellent schools. Viewing is highly advised!





Ground Floor

Hallway

4.15m x 1.88m (13' 7" x 6' 2") Composite front door, radiator, under stair storage and tiled flooring.

Guest W/C

1.93m x 1.03m (6' 4" x 3' 5") A low level W/C, pedestal hand wash basin, double glazed window, radiator and tiled flooring.

Lounge

5.05m x 3.62m (16' 7" x 11' 11") A double glazed bay window, electric log burner, radiator and carpet flooring.

Dining Room

3.04m x 2.80m (10' 0" x 9' 2") A double glazed window, radiator and carpet flooring.

Kitchen/Diner

5.87m x 2.88m (19' 3" x 9' 5") A range of wall and base units with worktops, sink basin with chrome mixer tap, integral oven and gas hob rings with extractor hood over, integral fridge/freezer and dishwasher, french doors to the rear garden, radiator and tiled flooring.

Utility Room

2.88m x 1.68m (9' 5" x 5' 6") Base units, plumbing for a washing machine, space for a dryer, UPVC door, boiler, radiator and tiled flooring.

First Floor

Bedroom One

3.71m x 3.52m (12' 2" x 11' 7") A double glazed window, integral wardrobe, radiator and carpet flooring.

En Suite

2.23m x 1.44m (7' 4" x 4' 9") A white suite with walk in shower, vanity hand wash basin, low level W/C, double glazed window, chrome towel radiator and laminate flooring.

Bedroom Two

2.97m x 2.72m (9' 9" x 8' 11") A double glazed window, radiator and laminate flooring.

Bedroom Three

3.51m x 2.82m (11' 6" x 9' 3") A double glazed window, integral wardrobe, radiator and carpet flooring.

Bedroom Four

2.67m x 2.03m (8' 9" x 6' 8") A double glazed window, integral storage, radiator and carpet flooring.

Bathroom

2.08m x 1.69m (6' 10" x 5' 7") A white suite with bath and overhead shower, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window and laminate flooring.

External

Front - A tarmac driveway providing off road parking and lawned section.

Rear - A paved patio area, lawned garden and part brick built wall and fenced borders.

Double Garage

5.35m x 5.01m (17' 7" x 16' 5") An up and over door, electric power and rear UPVC door.

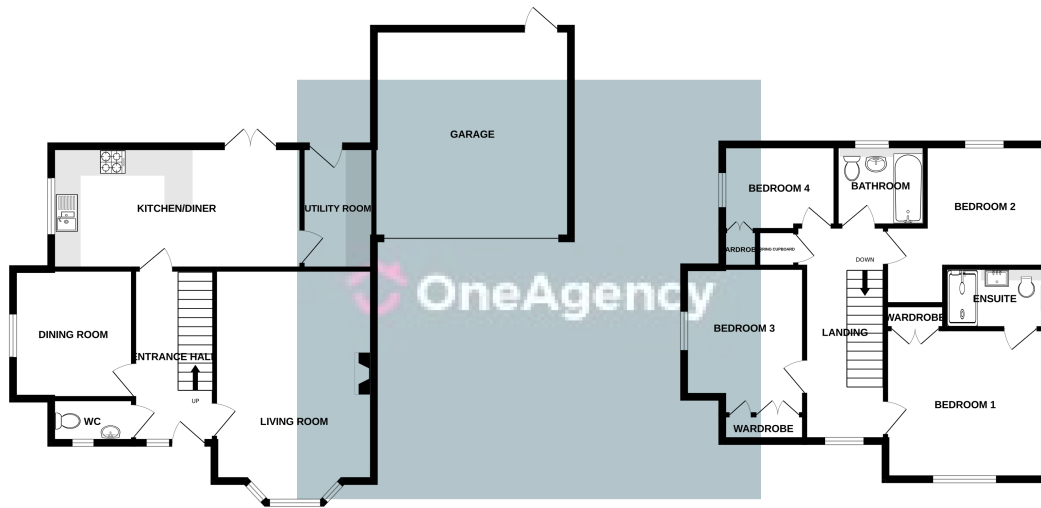
AGENTS NOTES

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




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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.