



Gainsmore Avenue,
Norton Heights



OneAgency

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Offers in Excess of £375,000

A truly stunning detached residence in the sought after location of Norton Heights. This property has been highly upgraded with high specification design and an extension to the rear with french doors. This property boasts large accommodation throughout including two reception rooms, breakfast kitchen, large conservatory and the master bedroom having an en-suite. Externally the property has been completely landscaped including tarmac driveway, porcelain patio and artificial lawn to the front and rear. The property also benefits from solar panels to the rear roof space. The property is located close to schools, amenities and commuter links nearby. An ideal property for a growing family. Viewing is highly advised!





Ground Floor

Hallway

Entered through the front door, grey stylish radiator and tiled flooring.

Guest W/C

A low level W/C, hand wash basin, chrome towel radiator and tiled walls and flooring.

Lounge

15' 8" x 10' 11" (4.78m x 3.33m) A double glazed bay window, fireplace and surround, radiator and carpet flooring.

Dining Room

10' 4" x 9' 2" (3.15m x 2.79m) Double doors to the lounge, double glazed window, radiator and carpet flooring.

Kitchen

16' 4" x 10' 4" (4.98m x 3.15m) A range of wall and base units with worktops, sink basin with mixer tap, integral oven, grill and gas hob rings with extractor hood over, integral dishwasher, space for a American style fridge/freezer, breakfast bar, double glazed window, french doors to the conservatory, grey stylish radiator and tiled flooring.

Utility Room

7' 3" x 5' 5" (2.21m x 1.65m) Wall and base units with worktops, plumbing for a washing machine, boiler to the wall, side door, access to garage, radiator and tiled flooring.

Conservatory/Dining Area

4.97m x 4.05m (16' 4" x 13' 3") Double glazed windows, french doors to the garden, radiator and tiled flooring.

First Floor

Bedroom One

11' 0" x 13' 8" (3.35m x 4.17m) A double glazed window, fitted wardrobe units, radiator and carpet flooring.

En Suite

5' 9" x 4' 10" (1.75m x 1.47m) A walk in shower unit with glass screen, pedestal hand wash basin, low level W/C, chrome towel radiator, double glazed window, tiled walls and flooring.

Bedroom Two

9' 2" x 12' 4" (2.79m x 3.76m) A double glazed window, fitted wardrobe unit, radiator and laminate flooring.

Bedroom Three

13' 6" x 8' 3" (4.11m x 2.51m) A double glazed window, storage cupboard, radiator and laminate flooring.

Bedroom Four

10' 5" x 8' 8" (3.17m x 2.64m) A double glazed window, radiator and laminate flooring.

Bathroom

8' 6" x 7' 4" (2.59m x 2.24m) A white suite with bath and overhead shower unit, pedestal hand wash basin, low level W/C, double glazed window, radiator, part tiled walls and tiled flooring.

External

Front - A tarmac driveway for off road parking, porcelain pathway and artificial turf.

Rear - A porcelain paved patio area for entertaining, artificial turf garden area with natural shrubs and trees for privacy.

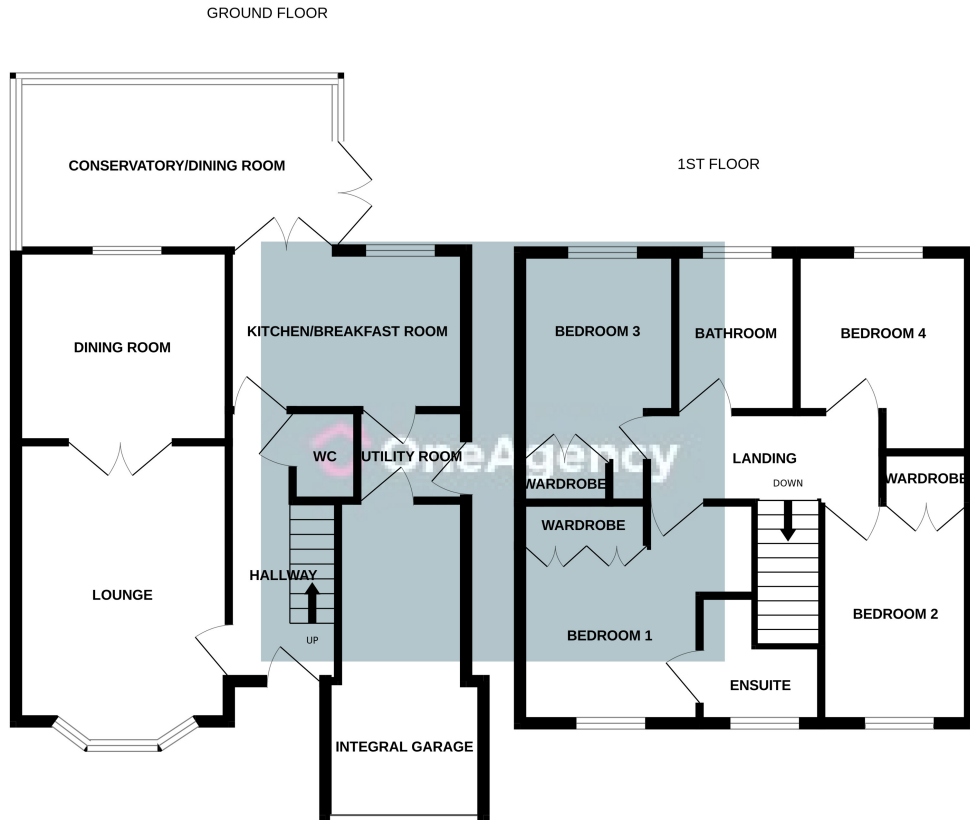
Integral Garage

5.36m x 2.95m (17' 7" x 9' 8") Electric roller door, lighting and electric power.

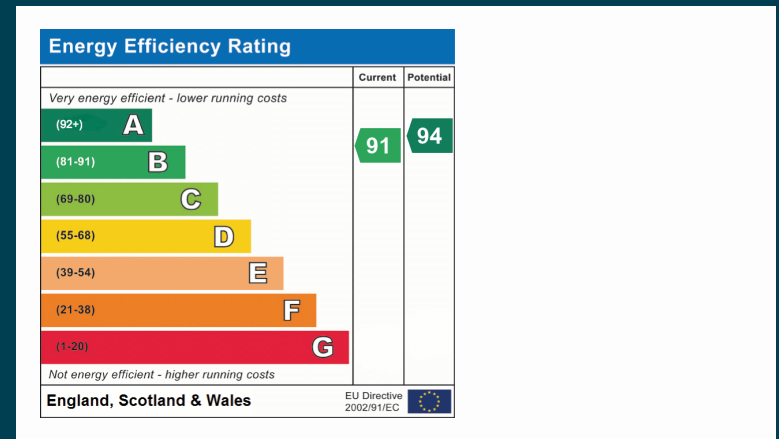
AGENTS NOTES

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

The property has solar panels, if further information is required please contact us.



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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