



Campion Way,
Norton



OneAgency

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Offers in Excess of £300,000

A stunning family home, offering spacious accommodation throughout. This generous corner property benefits from four double bedrooms, a breakfast kitchen, with separate lounge dinner. The front of the property boasts a sizeable driveway for a number of vehicles. To the rear is a superb well established garden, paved with Indian stone. Located in a popular residential area with no chain involvement, viewing is highly recommended.





GROUND FLOOR

HALLWAY

Stairs to first floor, radiator, double glazed window to front, door to front.

LOUNGE

3.53m x 5.43m (11' 7" x 17' 10") Double glazed window to front, radiator x 2, gas coal effect fire with feature surround.

DINING ROOM

3.24m x 3.38m (10' 8" x 11' 1") Double glazed french doors to rear, radiator.

BREAKFAST KITCHEN

4.82m x 2.82m (15' 10" x 9' 3") Double glazed window to rear, door to rear, fitted range of wall, base and drawer storage units, gas hob with extractor fan above, integral double oven, integral fridge, integral freezer, radiator, plumbing for washing machine, integral dishwasher, part tiled walls, vinyl flooring, fitted storage, stainless steel sink and drainer unit.

GARAGE/UTILITY

4.79m x 2.67m (15' 9" x 8' 9") Stainless steel sink and drainer unit, wall mounted Artisan combi boiler, space for dryer, plumbing for washing machine.

CLOAKS

1.05m x 1.60m (3' 5" x 5' 3") Double glazed window to side, WC, hand wash basin, radiator.

FIRST FLOOR

LANDING

Access to loft with pull down loft ladders and lighting. Built in storage.

MASTER BEDROOM

3.53m x 4.16m (11' 7" x 13' 8") double glazed window to front, radiator, fitted and built in wardrobes, fitted drawer and storage space,

EN SUITE

Double glazed frosted window to side, radiator, hand wash basin, shower cubicle with mains shower, part tiled walls.

BEDROOM TWO

3.60m x 3.52m (11' 10" x 11' 7") Double glazed window to front, radiator, vinyl flooring, built in fitted wardrobes, fitted drawers.

BEDROOM THREE

3.20m x 3.12m (10' 6" x 10' 3") Double glazed window to rear, radiator, fitted wardrobes.

BEDROOM FOUR

2.95m x 2.58m (9' 8" x 8' 6") Double glazed window to rear, radiator.

BATHROOM

2.31m x 1.77m (7' 7" x 5' 10") Bathroom suite comprising of panelled bath with shower attachment, WC and hand wash basin, part tiled walls, radiator, vinyl flooring.

OUTSIDE

Good sized driveway providing ample off road parking for several vehicles. Generous sized rear garden with attractive lawn and shrub area's with outside power points. Good sized garden shed with play area and useful side area with gate access to the front.

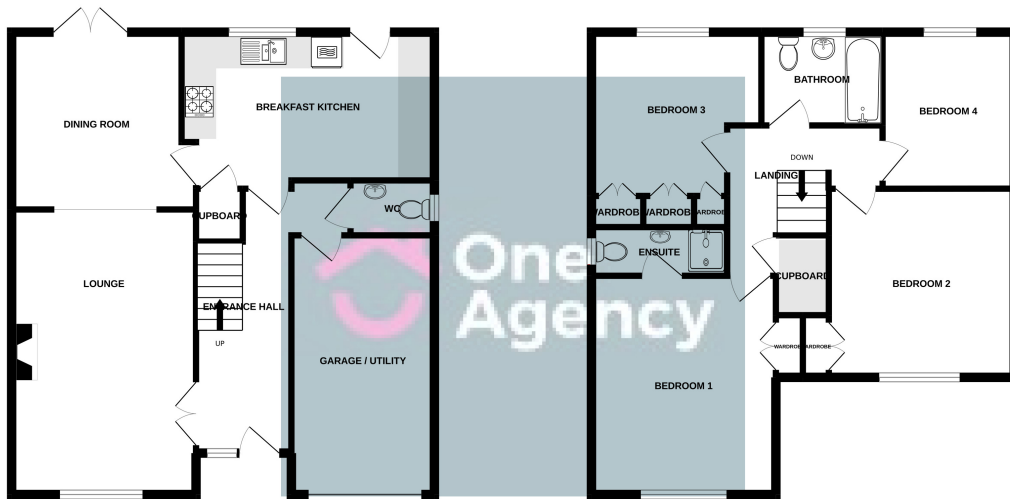
AGENTS NOTES

Council tax band D
Stoke on Trent local council.




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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	74	
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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