



Meadowsweet Close,
Norton Heights



OneAgency

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£260,000

A very well presented modern detached house, situated in a quiet cul-de-sac location, on a corner plot with generous garden and garage. The property is located in a popular location offering spacious accommodation with parking and en-suite to the master bedroom. Viewing is highly recommended.

Built as a three bedroom home but the current owners are utilising as two large bedrooms. Bedroom two still has both doors, power and lighting to easily convert back to three bedrooms.





GROUND FLOOR

Entrance Hallway

Stairs to first floor, vinyl flooring, door to front, radiator.

Cloaks

WC, hand wash basin, vinyl flooring, radiator.

Living Room

5.29m into bay x 3.15m (17' 4" x 10' 4") Double glazed bay window to front, double glazed sliding patio doors to side, feature fireplace with gas fire, two radiators.

Dining Room

2.86m x 3.00m (9' 5" x 9' 10") Double glazed bay window to front, radiator.

Kitchen

2.37m x 2.97m (7' 9" x 9' 9") Fitted range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, integral fridge, integral freezer, radiator, vinyl flooring, part tiled walls.

Utility

1.92m x 1.76m (6' 4" x 5' 9") Plumbing for automatic washing machine, vent dor dryer, stainless steel sink and drainer unit with mixer tap, wall mounted boiler, vinyl flooring, radiator.

FIRST FLOOR

Landing

Access to loft, built in storage area with tank.

Master Bedroom

3.76m x 3.22m (12' 4" x 10' 7") Double glazed window to side, radiator.

En Suite

Shower cubicle with mains shower, WC and hand wash basin, part tiled walls, vinyl flooring, radiator.

Bedroom Two

4.82m max x 2.16m max (15' 10" x 7' 1") Double glazed windows to front and side, two radiators.

Bathroom

Bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator, part tiled walls, vinyl flooring.

Outside

Generous sized garden with lawn and patio area. Brick built garage and parking.

Agents Notes


Council Tax Band D
Stoke on Trent Local Council

GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	



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