



Campian Way

Norton

Stoke-on-Trent, ST6 8FA



OneAgency

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Offers in the Region of £265,000

Very well presented, modern detached property situated in a popular residential location with a superb extended kitchen/diner to the rear. Viewing of this property is highly recommended to appreciate the accommodation on offer.





ENTRANCE LOBBY

Double glazed window. Tiled floor.

RECEPTION HALLWAY

Wood effect laminate flooring. Stairs off to the first floor.

W.C.

1.79m x 1.10m (5' 10" x 3' 7") Double glazed window to the side aspect, low level WC.

DINING ROOM

3.05m x 2.68m (10' 0" x 8' 10") Maximum measurements taken. Double glazed bay window to side. Wood effect laminate flooring, radiator.

LOUNGE

5.14m x 3.54m (16' 10" x 11' 7") Maximum measurements taken. Double glazed windows and double glazed French door to the rear aspect. Wood effect laminate flooring. Radiator.

KITCHEN/DINER

8.01m x 3.03m (26' 3" x 9' 11") Beautifully presented fitted kitchen with a range of contemporary wall mounted units, worktops incorporating drawers and cupboards below. Built-in four ring gas hob and double oven. Extractor fan. Integral dishwasher. Stainless steel single drainer sink unit, mixer tap. Part tiled splash backs. Inset ceiling spot lights. Panel radiator. Space for dining area. Two sky lights. Double glazed windows. Double glazed French doors with access into the rear garden.

UTILITY ROOM

1.84m x 1.60m (6' 0" x 5' 3") Wall mounted units, worktops with space for appliances below. Stainless steel single drainer sink unit. Tiled effect laminate flooring. Side door.

FIRST FLOOR

LANDIING

Double glazed window to side. Airing cupboard. Loft access.

MASTER BEDROOM

3.61m x 2.67m (11' 10" x 8' 9") Maximum taken do not include the wardrobes. Double glazed window to the front aspect. Built-in wardrobes. Archway with access to additional wardrobes and en-suite.

SHOWER ROOM

1.74m x 1.62m (5' 9" x 5' 4") Recently fitted modern suite comprises, shower cubicle with feature shelf and waterfall shower head, vanity wash hand basin and low level WC. Tiled walls. Heated towel rail. Double glazed window to side.

BEDROOM TWO

3.99m x 2.56m (13' 1" x 8' 5") Double glazed window. Radiator.

BEDROOM THREE

3.38m x 2.54m (11' 1" x 8' 4") Double glazed window. Radiator.

BEDROOM FOUR

3.41m x 2.47m (11' 2" x 8' 1") Double glazed window. Radiator.

FAMILY BATHROOM

2.66m x 1.54m (8' 9" x 5' 1") White suite comprises, panelled bath, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window.

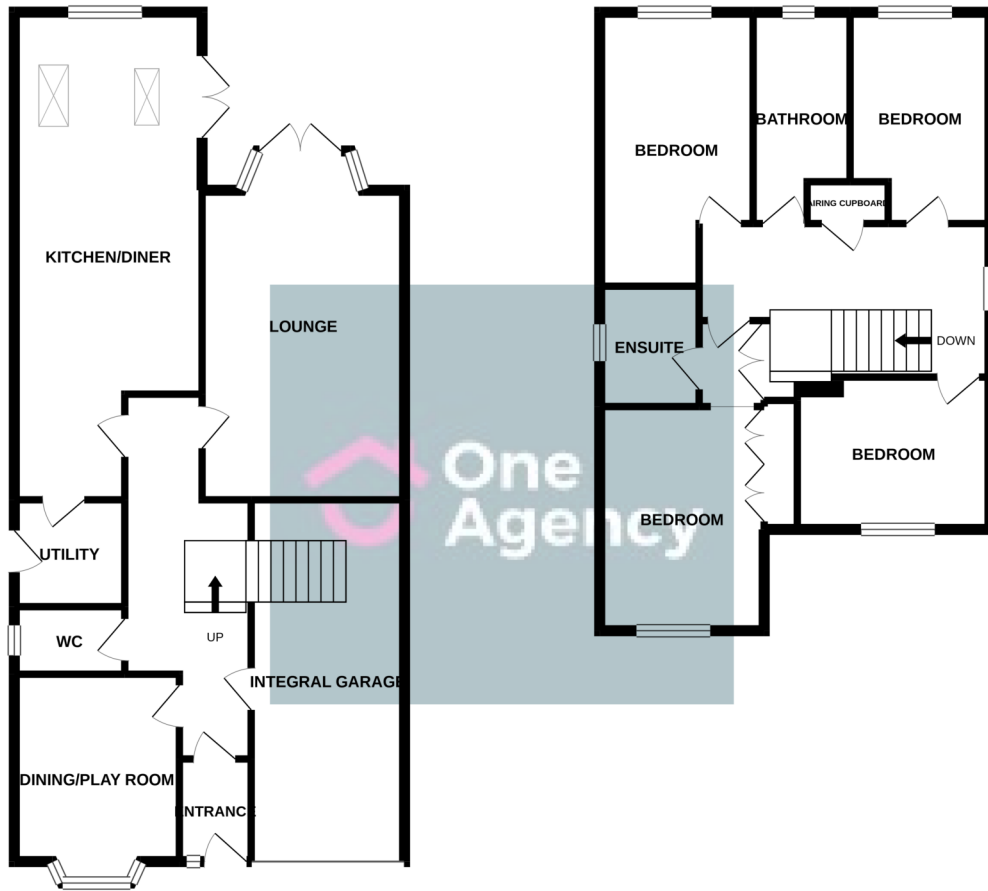
EXTERNALLY

Driveway providing ample off road parking with access to the integral garage. Side access into the rear garden area. Resin patio/seating area. Lawn garden with feature slate chipping borders. Additional paved patio/seating.



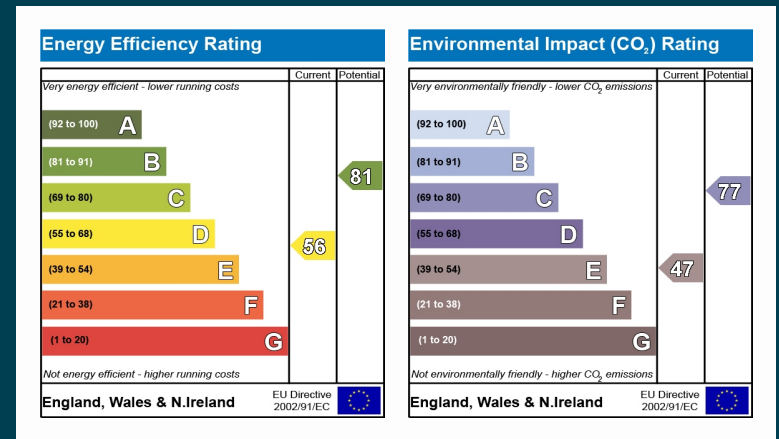
GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) approx.

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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