



Amelia Close, Stoke-On-Trent, ST2 7QN.
Offers in Excess of £330,000

Whittaker ^{Est. 1930}
& Biggs

Amelia Close, Stoke-On-Trent, ST2 7QN.

This four-bedroom detached family home is ideally situated within a popular residential development and is nestled on a quiet no through road.

The property is immaculately presented throughout, boasting ensuite to bedroom one, open plan dining kitchen, cloakroom, utility and quality fixtures and fittings, which includes Neff appliances, Worcester boiler and plantation shutters. The property has a tarmacadam driveway with access to the garage, front garden and enclosed rear garden.

You're welcomed into the property via the hallway, with part panelled walls and contemporary radiator. The living room has a bay window to the frontage, plantation shutter and living flame gas fire. The open plan kitchen/dining room has a good range of fitted units to the base and eye level, Neff combination microwave oven, Neff fan assisted oven, five ring Neff induction hob, extractor, integral fridge/freezer and breakfast bar.

Ample room is available for a dining table and chairs, patio doors provide access to the rear garden and wall mounted radiator. The utility is located off, having a good range of fitted units to the base and eye level, space and plumbing for a washing machine, dryer, Worcester gas fired boiler, access to the garden and cloakroom. The cloakroom has a WC and wash hand basin.

To the first floor are four generous bedrooms, with bedroom one having an ensuite shower room. Bedroom four is currently set up as a walk-in wardrobe space to suite the vendors needs, but is a sizeable fourth bedroom if required. The family bathroom incorporates a panel bath, vanity wash hand basin and WC.

A viewing is highly recommended to appreciate this stunning family home, just turn the key and move in!

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located on the Doulton development, which is situated on the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.



Entrance Hallway

Wood door to the front elevation, radiator, staircase to the first floor, cornicing, panel wall.

Living Room 14' 9" x 10' 11" (4.50m x 3.33m)

UPVC double glazed bay window to the front elevation, radiator, gas fire set on marble hearth and surround, cornicing, plantation shutters.

Kitchen/Dining Room 10' 9" x 14' 1" (3.27m x 4.28m)

UPVC double glazed patio doors and windows to the rear elevation, wall mounted radiator, units to the base and eye level, breakfast bar, five ring Neff induction hob, extractor fan above, Neff hide and slide oven, Neff combination microwave/grill, integral fridge, integral freezer, integral dishwasher, composite one and half bowl sink unit with chrome mixer tap.

Utility 6' 8" x 4' 9" (2.02m x 1.46m)

Units to the base and eye level, plumbing for washing machine, space for dryer, UPVC double glazed door to the rear elevation, radiator, Worcester gas fired boiler.

Cloakroom

UPVC double glazed window to the side elevation, lower level WC, vanity wash hand basin, radiator.

First Floor

Landing

UPVC double glazed window to the side elevation, radiator, airing cupboard, loft access.

Bedroom One 13' 1" x 10' 11" (3.98m x 3.32m)

UPVC double glazed window to the front elevation, radiator, plantation shutter.

Ensuite 7' 10" x 4' 1" (2.40m x 1.24m)

UPVC double glazed window to the front elevation, lower level WC, vanity wash hand basin, shower cubicle, chrome ladder radiator.

Bathroom 5' 0" x 7' 10" (1.52m x 2.38m)

UPVC double glazed window to the side elevation, panelled bath with electric shower over, lower level WC, vanity wash hand basin, chrome ladder radiator.

Bedroom Two 12' 5" x 12' 5" (3.79m x 3.79m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 7' 2" x 8' 11" (2.18m x 2.72m)

UPVC double glazed window to the front elevation, radiator, plantation shutter.

Bedroom Four 7' 7" x 8' 2" (2.30m x 2.48m)

UPVC double glazed window to the rear elevation, fitted wardrobes, radiator.

Externally

To the front, tarmcdam driveway, area laid to lawn. To the rear, area laid to lawn, stone flagged patio, fenced boundaries.



Note:
Council Tax Band: E

EPC Rating: D

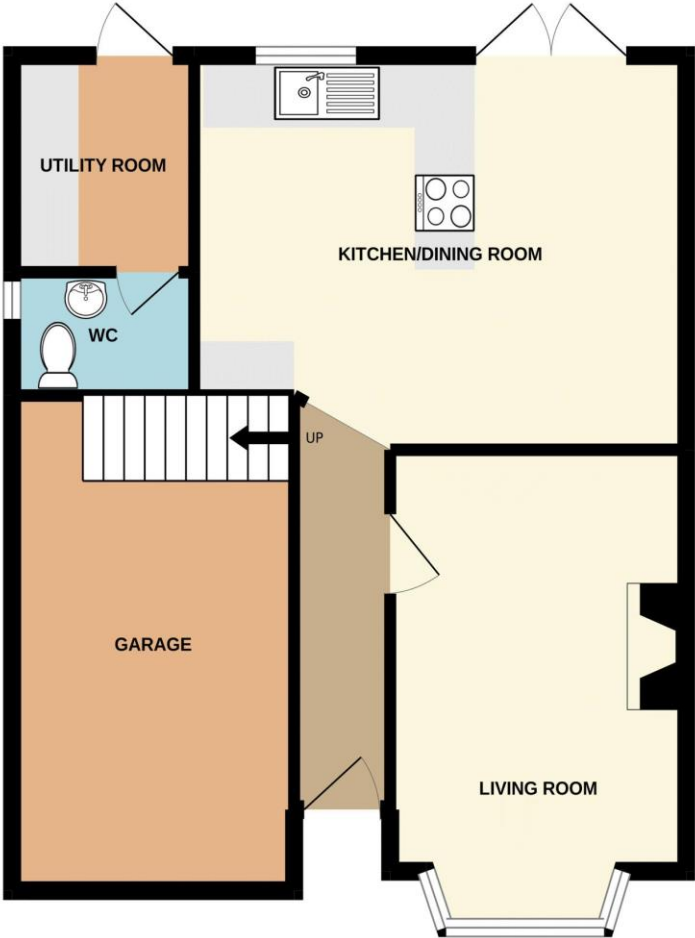
Tenure: believed to be Freehold



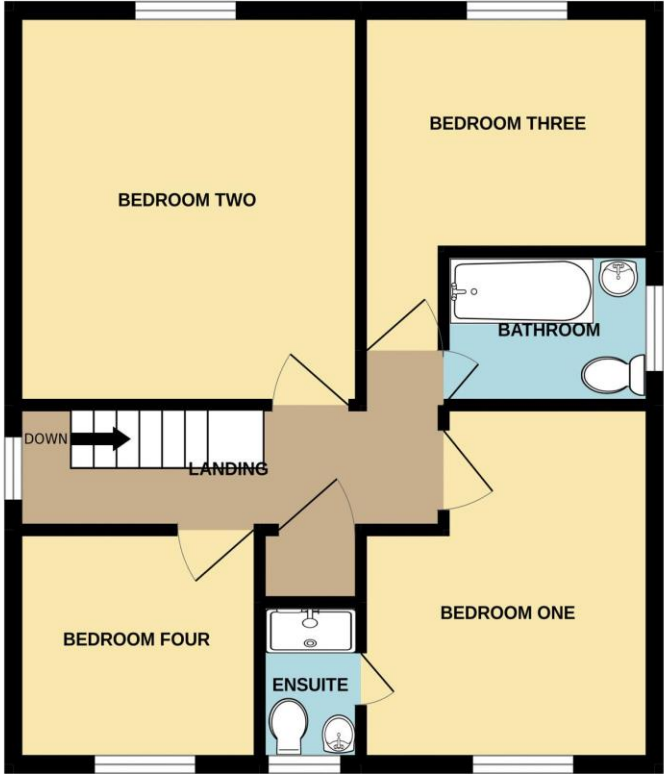




GROUND FLOOR



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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