



Hillswood Drive, Stoke-On-Trent, ST9 9BL.
Offers in the Region Of £395,000

Whittaker Est. 1930
& Biggs

Hillswood Drive, Stoke-On-Trent, ST9 9BL

This four-bedroom detached family home is nestled within an impressive private plot, having a spacious driveway for a number of vehicles and substantial mature garden to the rear. The property has a versatile layout over two floors and is deceptively spacious, having a 21ft living room, light/airy dining area, well equipped kitchen/bathroom and the first floor offers the ability to reconfigure if desired, (subject to the relevant approval). You're welcomed into the property via the entrance hallway, with useful cupboard off. Two bedrooms are located to the front of the property, with bedroom one having a good range of fitted furniture and bedroom two currently utilised as a further reception room. The bathroom incorporates a panel bath, with electric shower over, pedestal wash hand basin, WC, bidet and airing cupboard housing the immersion heated tank. The dining area is the focal point to the house, this spacious room provides access to the first floor, kitchen, living room and has ample space for a dining table and chairs. The kitchen has a good range of units are fitted to both the base and eye level, gas hob, integral electric oven/grill, integral fridge and access to the rear hallway, having a cupboard which houses the gas fired boiler and access to the rear garden. The living room has patio door which lead onto the rear garden and ample space for large living furniture. To the first floor are two bedrooms and a study. Bedroom three offers eaves storage and the potential to create an ensuite, (subject to the relevant approval). Externally to the frontage is a



Entrance Hall

UPVC double glazed door to the front elevation, radiator, built in storage cupboard, wall lights.

Bedroom One 12' 8" x 11' 0" (3.85m x 3.35m into wardrobe)

UPVC double glazed window to the front elevation, radiator, built in wardrobes, dressing table, overhead storage, wall lights.

Bedroom Two/Reception Room 11' 8" x 9' 3" (3.55m x 2.83m)

Radiator, UPVC double glazed window to the front elevation, marble effect hearth.

Bathroom 9' 0" x 7' 10" (2.75m x 2.40m)

Panelled bath with Triton electric shower over, pedestal wash hand basin, lower level WC, bidet, radiator, two UPVC double glazed windows to the side elevation, shaver point, immersion heated tank within cupboard.

Dining Room 14' 11" x 9' 7" (4.54m x 2.91m)

Radiator, UPVC double glazed window to the rear elevation, staircase to the first floor, built in storage cupboard, shelving.

Kitchen 9' 7" x 9' 6" (2.93m x 2.89m)

Range of fitted units to the base and eye level, four ring gas hob, extractor fan, integral electric grill/oven, plumbing for washing machine, one and half bowl sink unit with mixer tap over, tiled splashbacks, UPVC double glazed window to the rear elevation, built in fridge.

Rear Hallway

UPVC double glazed door to the rear elevation, shelving, storage cupboard housing Glow Worm gas fired boiler.

Living Room 21' 10" x 12' 6" (6.65m x 3.81m) max measurements

UPVC double glazed patio door to the rear elevation, radiator, UPVC double glazed window to the side elevation, gas fire set on tiled hearth.

First Floor

Landing

Loft access, UPVC double glazed window to the rear elevation.

Bedroom Three 16' 8" x 12' 1" (5.07m x 3.69m) max measurements

UPVC double glazed window to the rear elevation, eaves storage, radiator.

Bedroom Four 10' 10" x 8' 6" (3.30m x 2.59m)

Radiator, UPVC double glazed window to the front elevation, wall lights.

Study 10' 0" x 6' 6" (3.04m x 1.97m) max measurements

UPVC double glazed window to the side elevation, radiator.

Externally

To the rear is an area laid to lawn, patio, outside water tap, fenced and hedged boundaries, gated access to side elevation, well stocked borders, timber shed. To the front is tarmac driveway, well stocked borders, hedged boundaries.

Garage 15' 1" x 8' 9" (4.61m x 2.67m)

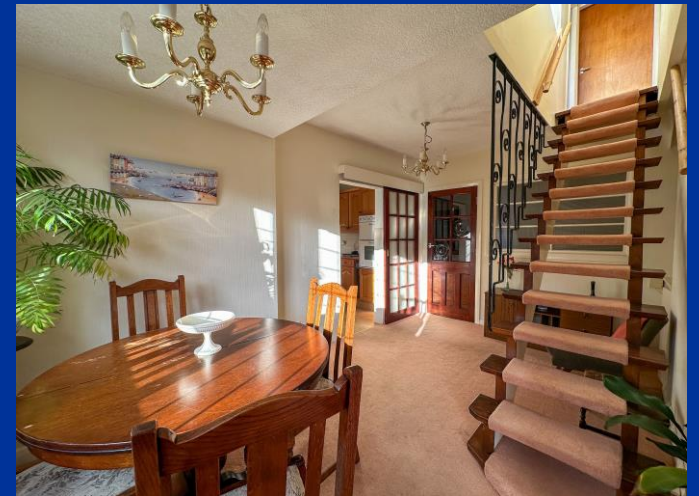
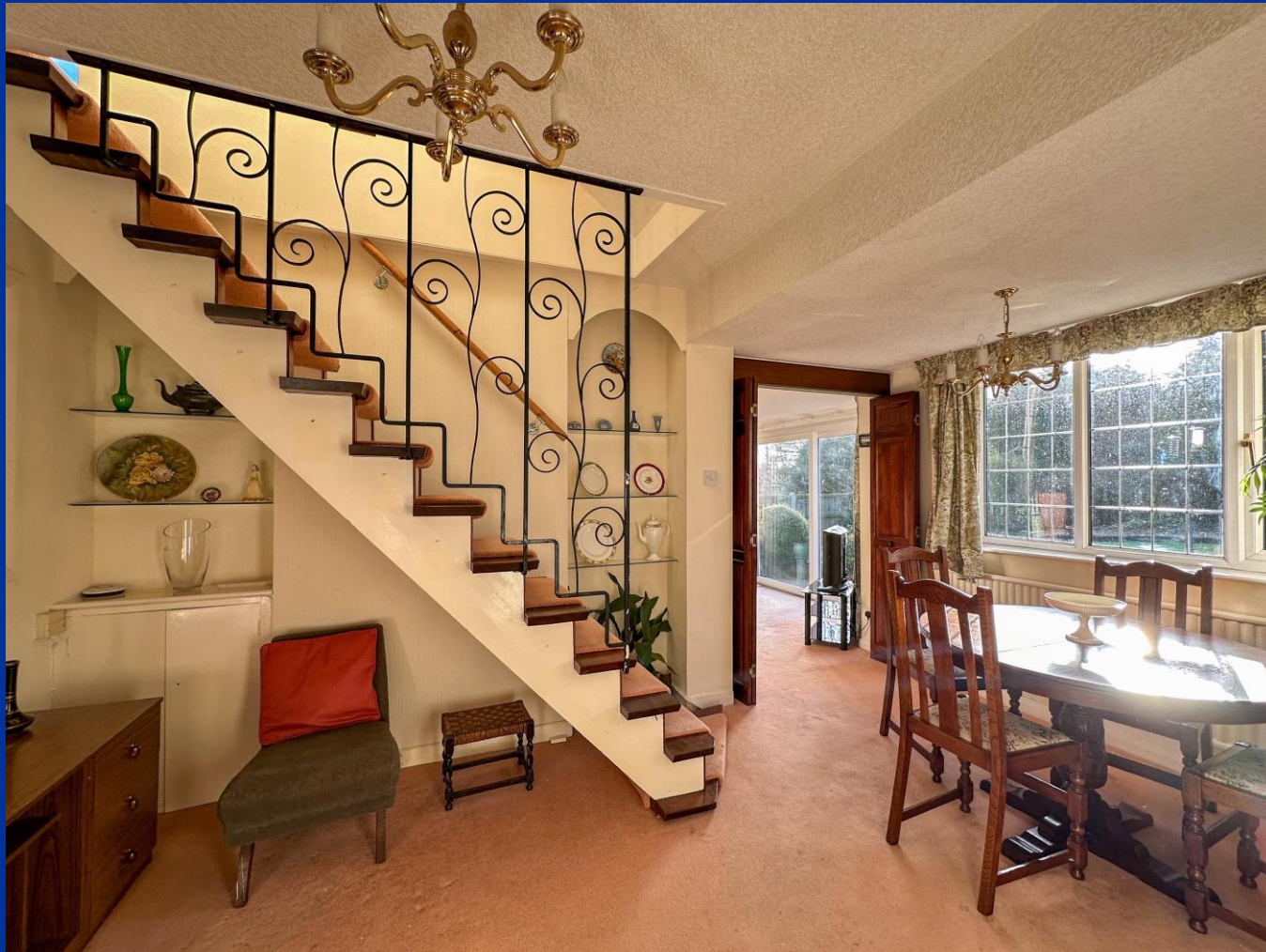
Up and over electric door, Upvc double glazed window to the side, light and power connected.



Note:
Council Tax Band: E

EPC Rating:

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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Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road. Passing through the village of Longsdon and upon entering the village of Endon, after passing the Plough Inn public house on the right hand side, take the third turning right into Hillswood Drive and the property is located on the left hand side.

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