



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**68 Chillington Way, Norton Park, Stoke-On-Trent, ST6 8GA**

**Offers in excess  
of £340,000**

\* IMPRESSIVE PRESTIGIOUS PROPERTY \* MARVELOUS FAMILY HOME

\* THREE RECEPTION ROOMS \* SOUGHT AFTER LOCATION

\* FOUR BEDROOMS \* TWO EN SUITES \* FAMILY BATHROOM

\* DOUBLE GARAGE \* DRIVEWAY FOR SEVERAL VEHICLES

\* EARLY VIEWING A MUST!!!!

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# 68 Chillington Way, Norton Park, Stoke-On-Trent, ST6 8GA

## ACCOMMODATION

### DESCRIPTION

Stylish and sophisticated this property is truly a pleasure to sell with a kitchen that is more than a kitchen, it's the perfect room for hosting fabulous dinner parties, a hectic meal with the family or a chilled out Sunday morning relaxing and enjoying a cup of tea or coffee, it certainly will be the hub of the home. The rest of the property is equally as stylish, with a welcoming reception hall overlooked by a galleried landing area, a spacious lounge that has French doors opening onto the rear garden area, a separate dining for more formal entertaining, a study providing the ideal work space, guest cloakroom and a utility which are essential for the modern day household.

The first floor boasts a master bedroom with a dressing area and fitted wardrobes and en suite bathroom, the second bedroom which is equally as impressive comes complete with an en suite and there are a further two bedrooms and a family bathroom.

Outside there are gardens to the front and a rear and a driveway which accommodates several vehicles, last and not least is a double garage with an up and over door.

Located on the Norton Park residential development with strong road networks providing easy access to high performing local schools, all Potteries towns are in easy reach via Leek Road, the property has easy access to the A34, A50, A500.

A substantial family home with a wealth of space, this is a home not to be missed and viewings are highly recommended.

## GROUND FLOOR

### RECEPTION HALL

A welcoming spacious reception hall with ceramic tiled flooring, coving to the ceiling, stairs leading to a galleried landing space.



### BREAKFAST KITCHEN & FAMILY SPACE 21'3" x 17'0" (6.5m x 5.2m)

A fantastic space which will prove to be the hub of the household.

Fitted with a comprehensive range of wall and base units with co-ordinating worktops and breakfast bar, built in eye level double electric oven, four burner gas hob with extractor hood above, sink and drainer with mixer tap, integrated dishwasher,

integrated fridge and freezer. Recessed and display lighting, Karndean flooring, part wall tiled, radiator, uPVC double glazed windows to the side and rear.



### UTILITY 7'6" x 4'11" (2.3m x 1.5m)

Fitted with wall and base units with a co-ordinating worktop, plumbing for a washing machine, spaces for appliances, wall mounted central heating boiler, Karndean flooring, uPVC exterior door.



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## LOUNGE 17'0" x 11'5" (5.2m x 3.5m)

Fitted with a feature fire surround housing a living flame gas fire, coving to the ceiling, radiator, ceiling light point, uPVC double glazed french doors to outside.



## DRESSING AREA 10'2" x 5'2" (3.1m x 1.6m)

Fitted with a range of wardrobes, ceiling light point, radiator, uPVC double glazed window

## DINING ROOM 13'9" x 8'10" (4.2m x 2.7m)

Coving to the ceiling, radiator, ceiling light point, two uPVC double glazed windows



## EN SUITE

Fitted with a three piece shower suite comprises: shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, cushion flooring, uPVC double glazed window

## STUDY 11'5" x 6'10" (3.5m x 2.1m)

Ceiling light point, radiator, two uPVC double glazed windows

## CLOAKROOM

Fitted with a two piece cloakroom suite comprises: pedestal wash hand basin with tiled splash back, low level w.c. Ceiling light point, radiator, cushion flooring.

## FIRST FLOOR

### GALLERIED LANDING

Ceiling light point, radiator, uPVC double glazed window.

## MASTER BEDROOM 13'5" x 11'9" (4.1m x 3.6m)

Ceiling light point, radiator, two uPVC double glazed windows archway through to dressing area and en suite

## BEDROOM 12'9" x 9'10" (3.9m x 3.0m)

Built in double wardrobe, ceiling light point, radiator, uPVC double glazed window



**ENSUITE**

Fitted with a three piece shower suite comprises: shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, cushion flooring, uPVC double glazed window

**BEDROOM 11'5" x 9'6" (3.5m x 2.9m)**

Built in double wardrobe, ceiling light point, radiator, two uPVC double glazed windows



**EXTERNALLY**

Outside there are gardens to the front and rear which are predominantly laid to lawn with a range of border planting and trees.

There is tarmac drive which provides ample parking and leads via double gates to a double garage with up and over door, power and lighting.



**BEDROOM 9'2" x 9'2" (2.8m x 2.8m)**

Ceiling light point, radiator, uPVC double glazed window

**FAMILY BATHROOM 9'2" x 6'10" (2.8m x 2.1m)**

Fitted with a four piece white bathroom suite comprises: panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, cushion flooring, uPVC double glazed window



**GENERAL INFORMATION**

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone (01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings

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or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## **MORTGAGE ADVICE**

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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