



## 16 Woodruff Close, Packmoor, Stoke-On-Trent, ST7 4UL

Asking Price £300,000

- Four Bedroom Detached Family Home
- Family Sized Kitchen & Separate Utility
- Enclosed Rear Garden With Attractive Summerhouse
- Three Reception Rooms Allowing Versatile Accommodation & A Potential Fifth Bedroom
- Two Bathrooms & Excellent Sized Bedrooms
- Situated Within A Sought After Cul-De-Sac Location
- Two Driveways

# 16 Woodruff Close, Stoke-On-Trent ST7 4UL

**\*\*REDUCED BY £10,000\*\*** Whittaker & Biggs are delighted to offer For Sale this beautiful detached family home offering truly spacious accommodation through out, whilst being located within a sought after cul-de-sac location.



Council Tax Band: D



Having three reception rooms this property offers versatile accommodation and the potential to create a fifth bedroom, if required. In addition to a family sized kitchen, separate utility, ground floor WC & conservatory.

To the first floor are four excellent sized bedrooms and two bathrooms.

Externally there are two driveways allowing plentiful off road parking and gardens to both front and rear.

### **Entrance Hall**

UPVC front entrance door with glazed side panel and central decorative panel. Stairs to first floor landing, coving to ceiling, radiator.

### **W/C**

Ground floor W/C with matching wall mounted wash basin. Radiator.

### **Family Room**

14'9" x 8'6"

Having UPVC window to loft aspect. Storage cupboard.

### **Kitchen**

11'9" x 8'7"

Having a range of wall mounted cupboard and base units with fitted work surface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Fitted chimney extractor, space for gas cooker, UPVC window to rear aspect, tiled effect laminate floor. Coving to ceiling. UPVC window to rear aspect.

### **Utility Room**

8'8" x 5'10"

Having fitted work surface and wall mounted units. Plumbing for washing machine,

space for dryer and dishwasher. UPVC window and rear access door. Tiled effect laminate flooring, coving to ceiling.

### **Dining Room**

8'7" x 8'9"

Having coving to ceiling, radiator, double doors into lounge. Patio doors to conservatory.

### **Conservatory**

9'6" x 9'4"

Having hardwood windows to rear and side aspect, double doors onto the rear garden and patio.

### **Lounge**

16'11" x 11'7" into bay

Having UPVC walk-in bay window to front aspect. Radiator, feature fireplace having marble surround with matching hearth and electric fire. Coving to ceiling.

### **First Floor Galleried Landing**

Having access to loft space, airing cupboard.

### **Bedroom One**

15'1" x 11'8"

Having a range of fitted wardrobes with matching drawers, bedside cabinets & display shelving. UPVC window to front aspect, radiator, coving to ceiling.

### **En-Suite Shower Room**

7'7" x 3'10"

Having a modern suite comprising corner enclosed shower cubicle with electric shower, wash hand basin with vanity storage, W/C, chrome heated towel radiator. UPVC obscured window to front aspect.

### **Bedroom Two**

12'11" x 8'5"

Having UPVC window to front aspect, radiator, coving to ceiling.

### **Bedroom Three**

8'5" x 8'9"

Having UPVC window to rear aspect, radiator, coving to ceiling.

### **Bedroom Four**

8'9" x 8'5"

Having UPVC window to rear aspect, radiator, coving to ceiling.

### **Family Bathroom**

5'5" x 9'4"

Having a p-shaped panelled bath with shower over, wash hand basin with vanity storage and WC with concealed cistern. UPVC obscured window to rear aspect. Radiator, extractor fan, part tiled walls.

### **Externally**

To the front of the property are two block paved driveways providing off-road parking in addition to a central garden area laid to lawn.

To the rear of the property is a fully enclosed garden, allowing a good degree of privacy being laid to lawn with a patio area and decking.





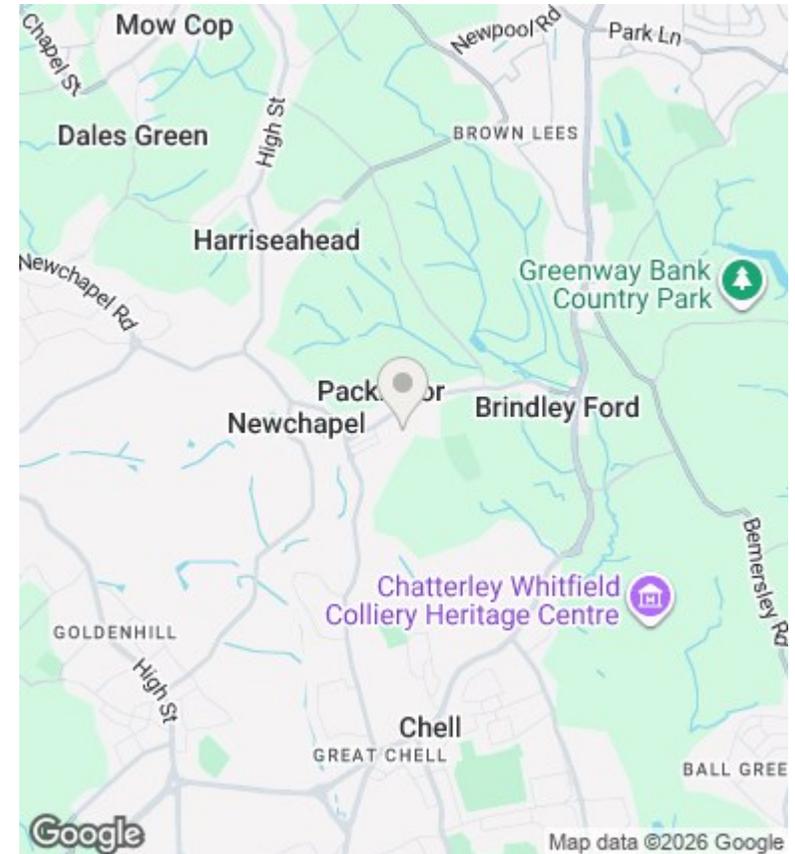
## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	