Whittaker & Biggs Est. 1930
Rostons Group







28 Nursery Avenue, Stockton Brook, Stoke-On-Trent, ST9 9NY

Offers In Excess Of £465,000

- Five bedroom detached family home
- Utility and WC
- Integral garage with electric remote control door
- Walking distance to Greenways Primary School
- Immaculately presented throughout
- Spacious fitted kitchen with integral appliances
- Impressive rear garden with stunning views
- Two reception rooms
- Ensuite to bedroom one
- NO UPWARD CHAIN

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28 Nursery Avenue, Stoke-On-Trent ST9 9NY

Nestled in the charming area of Stockton Brook, this impressive five-bedroom detached family home on Nursery Avenue offers a perfect blend of comfort and elegance. Set on a substantial plot, the property boasts stunning countryside views that can be enjoyed from the raised patio, making it an ideal spot for relaxation and outdoor entertaining.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for family gatherings and entertaining guests. The fitted kitchen, complete with integral appliances, is both functional and stylish, catering to all your culinary needs. Additionally, the property features a convenient utility room and a ground floor WC, enhancing the practicality of family living.

5 2 2 C

Council Tax Band: E





Entrance Hallway
Wood double glazed feature glazed door and window to the front, two radiators, stairs to the first floor, karndean flooring, two storage cupboards, dado rail.

Kitchen
15'10" x 11'9"
Range of fitted units to the base and eye level, stainless steel one and half sink with a satin finish mixer tap, integral Bosch dishwasher, electric hob/grill/oven, extractor above, integral fridge, wood double glazed window to the front, tiled floor, radiator, tiled splash backs, work surface space.

Dining Room
14'11" x 11'3"
Wood double glazed window to the rear, radiator, feature electric fire with a tiled surround, granite style hearth, wood mantle, wall lights, coving and ceiling rose,

Living Room
20'5" x 11'9"
Wood double glazed window to the rear, two radiators, dado rail, ceiling rose, cornicing, wall lights, Gazco feature electric/gas fire, composite surround/mantle/hearth, double glazed French doors to the side, onto the patio area.

Utility
7'11" x 5'1"
Range of fitted units to the base and eye level, space for three standing fridge/freezer, space for a washing machine, space for a dryer, stainless steel sink with drainer, chrome mixer tap, UPVC double glazed door to the side, tiled floor, tiled splash backs, access to integral garage.

Intergal Garage
15'10" x 8'1"
Up and over electric remote door, tiled floor, light and power, built in shelving.

WC
Low level WC, double glazed window to the side, wall mounted sink, partly tiled walls.

First Floor
Loft access, radiator, eaves storage with light.

Landing

Bedroom One
11'9" x 10'3"
Radiator, wood double glazed window to the rear, wall lights.

Ensuite
8'0" x 3'11"
Walk in shower cubicle with chrome fitment, low level WC, vanity wash hand basin with chrome mixer tap, storage beneath, chrome heated ladder radiator, mirror with light, inset down lights, extractor, wood double glazed window to the side.

Bedroom Two
14'11" x 11'4"
Radiator, wood double glazed window to the rear.

Bedroom Three
11'10" x 7'11"
Radiator, wood double glazed window to the front.

Bedroom Four
8'5" x 7'11"
Radiator, UPVC double glazed window to the side, built in wardrobe.

Bedroom Five/Study
11'8" x 5'1"
Radiator, wood double glazed window to the front.

Bathroom

8'5" x 6'2"

Panel bath, corner shower cubicle with chrome fitment, vanity wash hand basin, storage beneath, built in Roca cistern, mirror with light, fully tiled, chrome heated ladder radiator, UPVC double glazed window to the side.

Externally

To the front, tarmacadam driveway, courtesy lighting, walled/hedged boundary. To the side of the property, courtesy lighting, path, fenced/hedged boundary. To the rear, patio areas, path, area laid to lawn, well stocked borders, fenced/hedged boundary, timber summer house with light and power, raised patio with stainless steel and glass balustrades, courtesy lighting, water tap.

AML REGULATIONS

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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

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

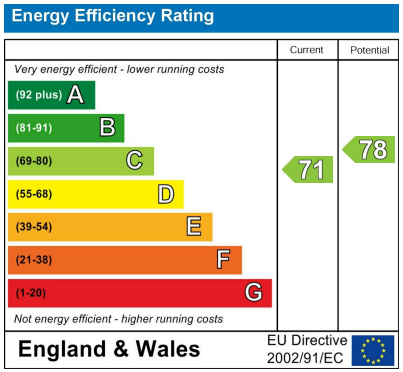


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