



## 40 Sapphire Drive, Stoke-On-Trent, ST6 8HJ

Offers In The Region Of £240,000

- Detached property situated in a sought after location
- Bathroom and en-suite shower room, ideal for family living
- Three well proportioned bedrooms
- Spacious breakfast kitchen with utility and ground floor WC
- Garage and private driveway
- Leasehold - 155 year lease from 01/01/2003
- Open plan sitting and dining room
- East facing, fully enclosed rear garden

# 40 Sapphire Drive, Stoke-On-Trent ST6 8HJ

Whittaker & Biggs are delighted to offer to the market this detached house built in 2005. The property boasts a spacious layout that is ideal for families seeking both functionality and style.

Upon entering, you are greeted by a welcoming open plan sitting and dining room, providing an inviting space for relaxation and entertaining. The well-appointed breakfast kitchen is a highlight, featuring ample room for culinary creations, along with a convenient utility area and a ground floor WC, ensuring practicality for everyday living.

The property comprises three generously sized bedrooms, including a principal bedroom with an en-suite shower room, making it an excellent choice for family life. The additional bathroom serves the other bedrooms, providing convenience and comfort for all.



Council Tax Band: D



## Ground Floor

### Entrance

4'5" x 3'10"

Wood double glazed door to the frontage, stairs to the first floor, radiator.

### Sitting Room

14'6" x 12'5"

UPVC double glazed window to the frontage, radiator, electric fire, marble hearth and surround, wood mantel, understairs storage cupboard.

### Dining room

11'2" x 7'11"

UPVC double glazed French doors to the rear, radiator.

### Breakfast Kitchen

11'3" x 10'10"

UPVC double glazed window to the rear, high gloss units to the base and eye level, Whirlpool gas hob, Siemens electric fan assisted oven, Whirlpool extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space for an under counter fridge, space for a dining table and chairs, radiator.

### Utility

8'0" x 5'1"

Wood double glazed door to the rear, UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an under counter freezer, extractor fan.

### WC

5'1" x 3'7"

UPVC double glazed window to the side aspect, pedestal wash hand basin, chrome taps, low level WC, radiator.

## First Floor

### Landing

11'0" x 6'2"

Airing cupboard, storage cupboard, loft hatch.

### Bedroom One

12'1" x 8'4"

UPVC double glazed window to the rear, radiator, en-suite off.

### En-suite

4'5" x 4'4"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, extractor fan, shaver point.

### Bedroom Two

11'1" x 9'1"

UPVC double glazed window to the frontage, radiator.

### Bedroom Three

8'6" x 6'11"

UPVC double glazed window to the rear, radiator.

### Bathroom

7'0" x 6'2"

UPVC double glazed window to the frontage, panel bath, chrome taps, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, extractor fan, shaver point.

### Loft

Part boarded.

## Externally

To the frontage, tarmacadam driveway, area laid to lawn, hedge and wall boundary, mature trees and shrubs, gated access to the rear.

To the rear, mainly laid to lawn, wall and fence boundary, mature trees and shrubs.

## Garage

17'8" x 8'6"

Metal up-and-over door, power and light, housing the gas fired boiler, part boarded loft area.

## Leasehold

155 year lease from 01/01/2003

£174 p/a ground rent

## AML REGULATIONS

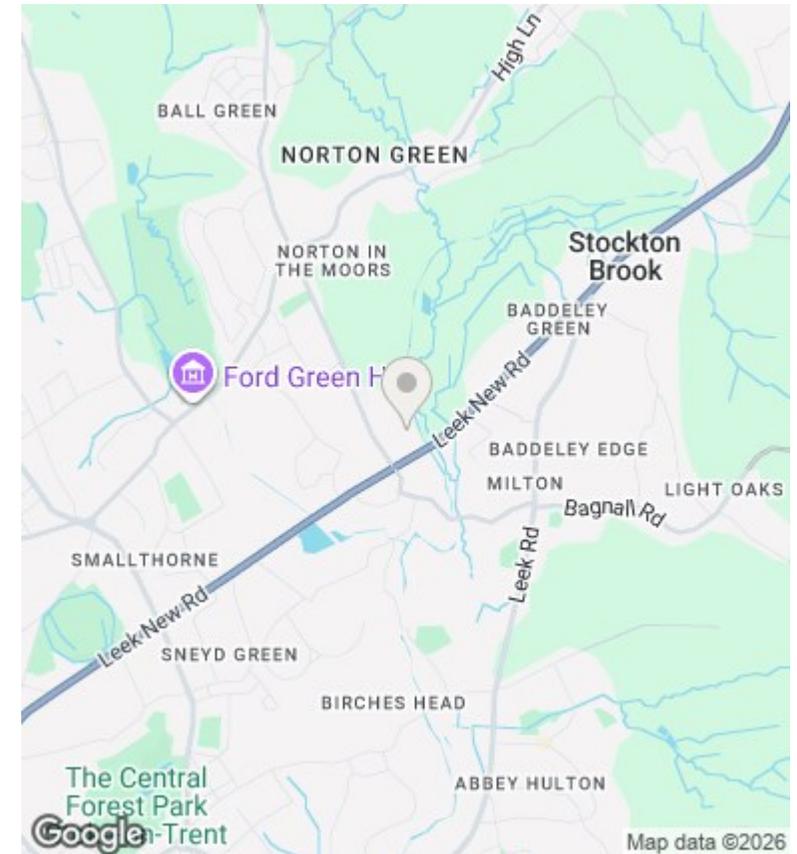
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

45-49 Derby Street, Leek, Staffordshire, ST13 6HU  
01538 372006

## Viewings

Viewings by arrangement only. Call 01538 372006 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

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