

Strand Close, Eaton Park

OneAgency

01782 970222
hello@oneagencygroup.co.uk





Offers in Excess of

£300,000

Exceptionally well-presented detached house situated in the popular residential area of Eaton Park. The property has been extensively improved by the present vendor and now provides modern and contemporary accommodation throughout. A superb side extension provides a stunning open-plan dining kitchen with central island and bi-fold doors opening directly onto the outside space. The generous ground-floor accommodation also includes a separate lounge, family room and WC, with three bedrooms and a family bathroom to the first floor. Externally, the property benefits from landscaped gardens, with a block-paved area to the front providing ample off-road parking and continuing around the property to form a generous rear patio area. A pergola provides a superb covered seating area, with the remainder of the rear garden laid with low-maintenance artificial turf.







Entrance Hallway

LVT flooring, two radiators, built in storage area

WC

WC, hand wash basin, part tiled walls, LVT flooring.

Lounge

Double glazed window to rear, french doors to rear, two radiators, feature panelled wall.

Family Room

Radiator, laminate floor, double glazed window to the front, fitted storage.

Dining Kitchen

The extension provides a superb bright and spacious open-plan dining kitchen, with bi-fold doors creating a great connection to the outside space and a double-glazed window to the front. Fitted kitchen with a range of wall, base and drawer storage units with plinth and cupboard lighting, together with a range of integrated appliances including oven, induction hob with extractor above, dishwasher, washing machine, dryer and wine/drinks cooler. Quartz work surfaces to the kitchen and breakfast island. Integrated Bluetooth speaker system. Sink and drainer unit.

Landing

Accessed via Oak staircase, double glazed window to side, access to loft.

Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Two

Radiator, double glazed window to the rear.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

Bathroom suite comprising of panelled bath with mains shower above, vanity wash hand basin, WC, heated towel rail, double glazed frosted window to the front.

Outside

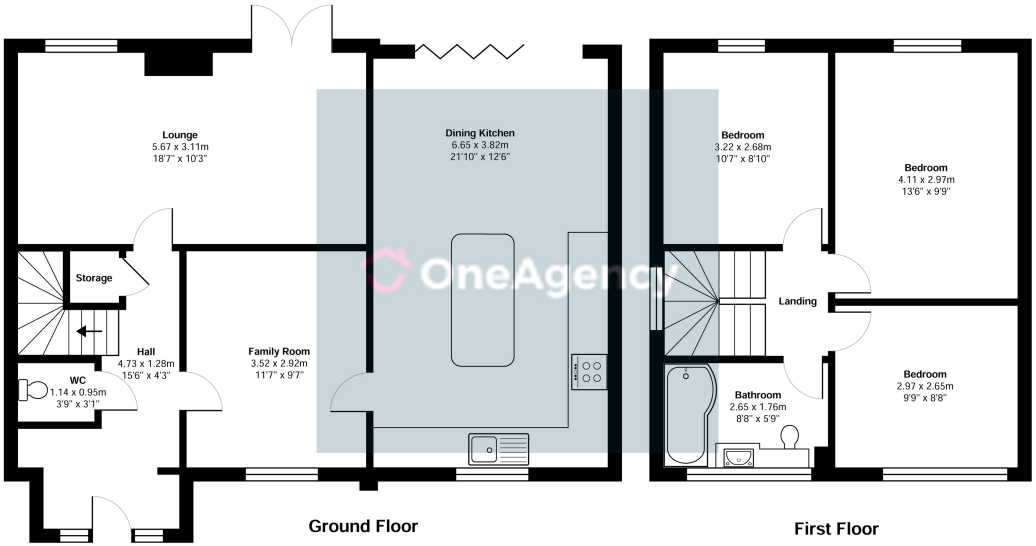
Low-maintenance block-paved front garden providing ample off-road parking, with block paving continuing around to the rear of the property to provide a great patio area. Pergola to the rear providing a superb covered seating area, with the landscaped rear garden laid to low-maintenance artificial turf. Outside security lighting.

Agents Notes

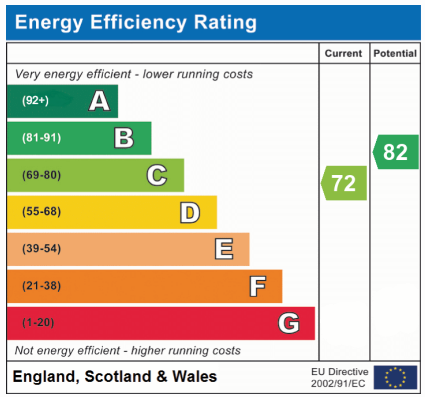
Stoke on Trent Council Tax Band C

The property is held under two registered titles: SF85452 with title absolute and SF650675 with possessory title. The garden enclosure also incorporates an area which is not included within either registered title. This area can be identified during a viewing. Prospective purchasers should discuss the title arrangements and boundaries with their legal adviser.

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.



All measurements are approximate and for display purposes only



OneAgency, Stone House 55 Stone Road Business Park, Stoke-on-Trent, ST4 6SR

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. Not to scale.
In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.