



1 Riverhead Close, Norton Green, Stoke-On-Trent, ST6 8RW

Offers In Excess Of £300,000

- Four-bedroom semi-detached property occupying a desirable corner plot in a sought-after location
- Spacious principal bedroom suite complete with a modern en-suite shower room
- Well-appointed family bathroom plus a convenient ground-floor WC
- Impressive breakfast kitchen offering excellent space for family dining and everyday living
- Separate utility room providing practical additional household and storage space
- Generous dual-aspect sitting room, enjoying plenty of natural light and access to the conservatory
- Versatile conservatory, providing an additional reception or relaxation space with views over the garden
- Separate dining room, ideal for family meals and entertaining guests
- Private driveway providing convenient off-road parking

I Riverhead Close, Stoke-On-Trent ST6 8RW

Whittaker & Biggs would like to welcome you to this delightful four-bedroom semi-detached house, spanning an impressive 1,163 square feet. This property, built in 1985, occupies a desirable corner plot in a sought-after neighbourhood, making it an ideal family home.

The spacious dual-aspect sitting room is bathed in natural light, creating a warm and inviting atmosphere. Adjacent to this, the separate dining room provides an excellent space for entertaining guests or enjoying family meals. The heart of the home is undoubtedly the well-appointed breakfast kitchen, which is complemented by a separate utility room, ensuring practicality and ease in daily living.

The principal bedroom suite is a standout feature, boasting a modern en-suite shower room that adds a touch of luxury to your daily routine. Three additional bedrooms provide ample space for family or guests, making this home both functional and versatile.



Council Tax Band: B



Ground Floor

Breakfast Kitchen

15'3" x 14'7" max measurement

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, CDA five ring gas hob, CDA electric fan assisted oven, integral CDA microwave, integral fridge freezer, Integral CDA dishwasher, composite sink and a half with drainer, chrome mixer tap, space for a table and chairs, radiator, inset ceiling spotlights.

Dining Room

15'3" x 10'2"

UPVC double glazed bay window to the rear, radiator, stairs to the first floor.

Sitting Room

17'10" x 12'5"

UPVC double glazed patio doors to the side aspect, UPVC double glazed window to the rear, electric fire, marble hearth and surround, wood mantel, radiator.

Conservatory

10'9" x 10'5" max measurement

UPVC double glazed construction, polycarbonate roof, French doors to the garden, tiled floor.

Utility Room

8'0" x 7'6" max measurement

Wall units, work surface, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, cupboard housing the gas fired boiler, motion sensor light.

WC

4'0" x 3'0"

Wall mounted wash hand basin, chrome taps, low-level WC, extractor fan.

Rear Porch

5'5" x 2'2"

UPVC double glazed French doors and window to the rear, UPVC double glazed window to the side aspect, tiled floor, hard wood double glazed door to the dining room.

First Floor

Landing

Loft hatch to the the main loft area, airing cupboard housing the hot water tank.

Bathroom

5'10" x 6'5"

UPVC double glazed window to the frontage, P-shaped bath, chrome mixer tap, handheld shower attachment, shower over, chrome fitments, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled and aqua boarded, inset ceiling spotlights, extractor fan.

Bedroom One

12'6" x 12'5"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator, loft hatch to the secondary loft (not boarded).

En-suite

9'4" x 4'11"

UPVC double glazed window to the rear, walk-in shower enclosure, electric shower, chrome fitments, vanity wash hand basin, chrome mixer tap, concealed cistern low-level WC, fitted storage, fully tiled, anthracite ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Two

12'9" x 8'6"

UPVC double glazed window to the rear, radiator.

Bedroom Three

9'8" x 8'7"

UPVC double glazed window to the frontage, radiator.

Bedroom Four

8'2" x 6'5"

UPVC double glazed window to the rear, radiator.

Loft

Boarded, pull-down-ladder, light.

Externally

To the frontage, tarmacadam driveway, wall boundary with wrought iron railings.

To the side aspect, area laid to lawn, hedge boundary.

To the rear, block paved courtyard, wall boundary with wrought iron fencing.

Store

10'0" x 6'7"

Power and light.

AML REGULATIONS

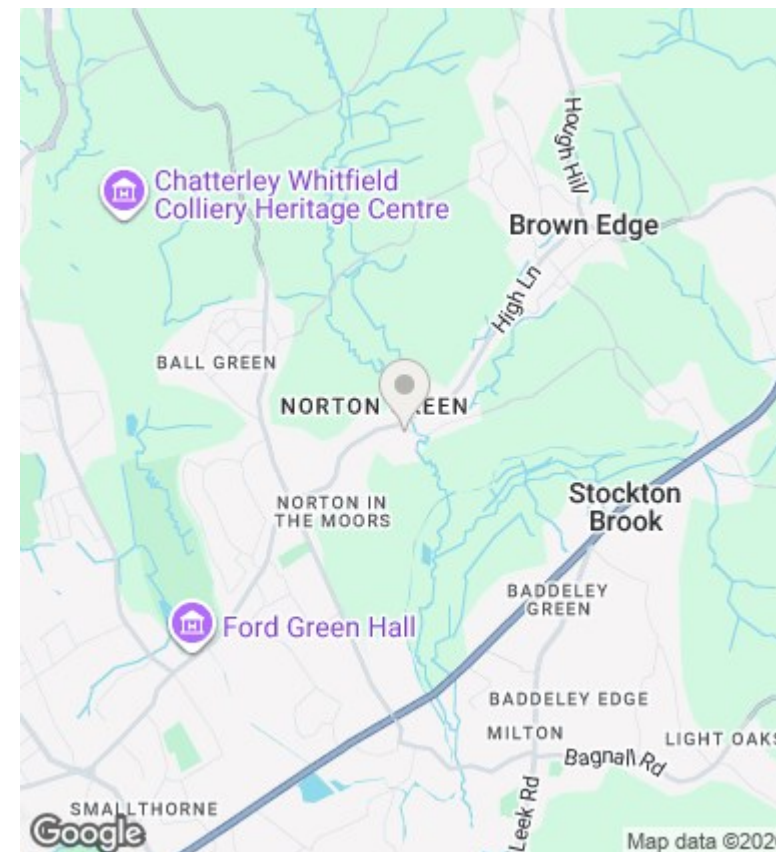
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Directions

Viewings

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

Council Tax Band

B

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		