



## 12 Botesworth Gardens

Westport, ST6 4SA

**Offers in excess of £325,000**



Here at Carters, we are delighted to present to the market this stunning, recently fully renovated executive detached property, ideally situated in a highly sought-after location close to Westport Lake.

Upon entering, you are welcomed by a spacious and inviting entrance hallway, leading through to a beautifully newly fitted Howdens shaker-style kitchen. To the rear of the property, there are two generous reception rooms, both enjoying pleasant views over the garden—perfect for relaxing or entertaining. The ground floor is completed by a convenient downstairs WC. Upstairs, the property boasts four well-proportioned double bedrooms and two stylish, contemporary white bathrooms, all finished to a high standard.

Externally, the property benefits from off-road parking, a garage, and a generous, low-maintenance rear garden.

This is a fantastic opportunity to acquire a turnkey, executive home that has been fully renovated to an exceptional specification.

Early viewing is highly recommended—don't miss the chance to make this stunning property your new home.

# 12 Botesworth Gardens

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## Entrance Hallway

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation.

Internal door leading to the garage.

Stairs to the first floor. Under stairs storage cupboard. Radiator.

## Kitchen

8' x 10'9" (2.44m x 3.28m)

UPVC double glazed window to the front elevation. Composite double glazed entrance door to the side elevation.

Newly fitted Howdens shaker style kitchen having a range of wall, base and drawer units. Laminate wood effect work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in double electric oven. Built in four ring electric hob. Built in extractor fan. Space for a fridge. Space for a washing machine. Recessed ceiling down lighters. Vinyl flooring.

## Living Room

15' x 11'7" (4.57m x 3.53m)

Two UPVC double glazed windows to the rear elevation. Coving to the ceiling. Feature wall lights. Radiator.

## Dining Room

8' x 11'8" (2.44m x 3.56m)

UPVC double glazed sliding patio doors to the rear elevation.

Radiator.

## W.C

UPVC double glazed window to the side elevation.

Pedestal wash hand basin with a tiled splash back. Mid level w.c. Vinyl flooring.

## Bedroom One

15'8" x 11'1" (4.78m x 3.38m)

UPVC double glazed window to the front elevation.

Radiator.

## En Suite

UPVC double glazed window to the front elevation.

Three piece modern bathroom suite comprising of; shower enclosure with a power shower, pedestal wash hand basin and a mid level w.c. Aqua paneling to the walls. Radiator. Vinyl flooring.

## Bedroom Two

8' x 11'9" (2.44m x 3.58m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Three

10'9" x 8'11" (3.28m x 2.72m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Four

8'11" x 9' (2.72m x 2.74m)

UPVC double glazed window to the front elevation.

Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation.

Three piece luxurious family bathroom suite comprising of; a panel bath with a power shower over, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Radiator. Vinyl flooring.

## Garage

8'11" x 18' (2.72m x 5.49m)

Electric roller door. Internal door leading off the entrance hallway.

Power and lighting.

## Externally

At the front, the property boasts a spacious driveway providing ample off-road parking and leading seamlessly to the garage. Secure gated side access guides you to the rear garden, ensuring both privacy and convenience.

The rear garden is a private oasis, thoughtfully designed for minimal upkeep, featuring a paved entertaining terrace and an array of carefully curated seasonal plants and

shrubs. Fully enclosed and not overlooked, it offers a serene and secluded retreat. An outdoor tap adds a touch of practicality without compromising style.

## Additional Information

Freehold. Council Tax Band D.

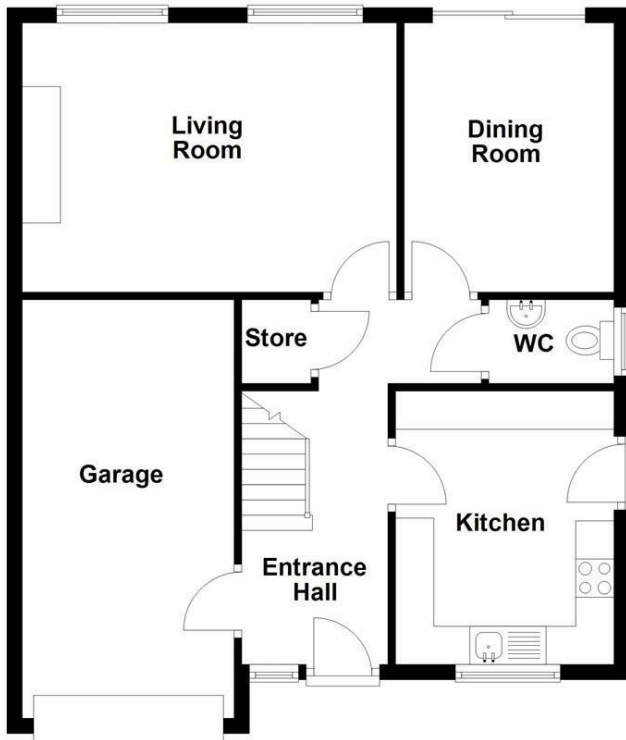
Total Floor Area: 108 Square Meters / 1162 Square Foot.

## Disclaimer

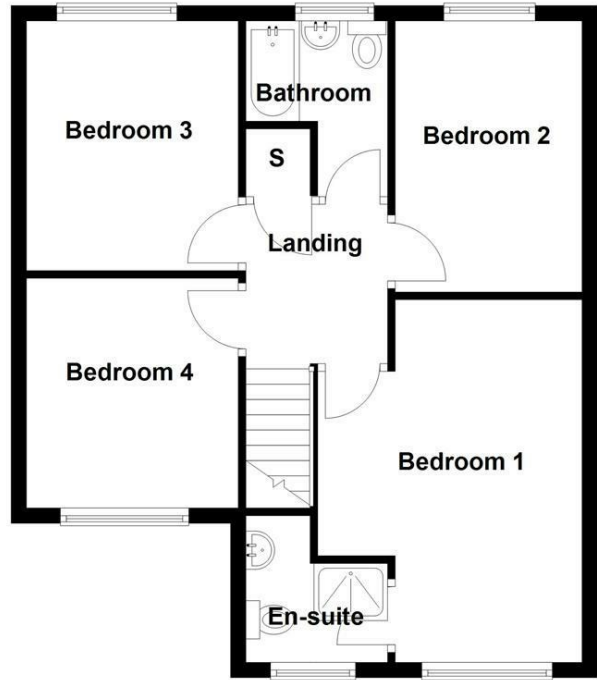
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Tel: 01782 470391

Ground Floor



First Floor



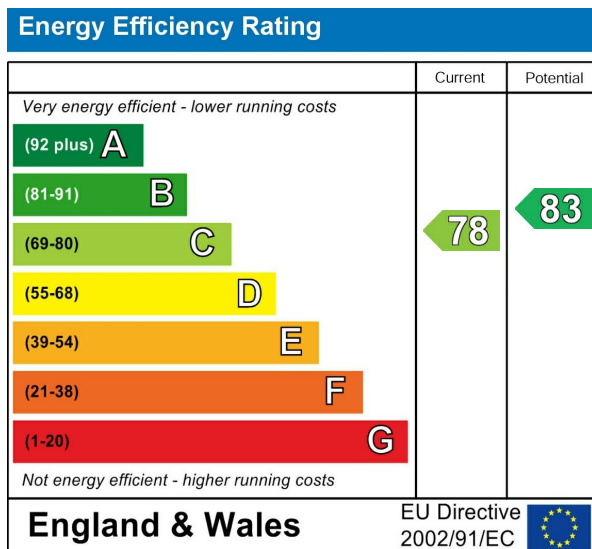
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**