



## 14 Heron Close

Stoke-On-Trent, ST7 4GS

**Offers in the region of £270,000**



Here at Carters we are beyond excited to introduce to you an immaculate, four bedroom End Townhouse with flexible living over three floors. This property is perfect for first time buyers and young families, which is 'showhome ready' for you to move into and enjoy right from day one. This beautiful home benefits from being within the proximity of the local amenities including: excellent schools, a variety of shops, pubs and good commuting links all within a short distance of the property.

The accommodation is thoughtfully arranged over three floors. Upon entering the property, you are welcomed into the entrance hall providing access to a convenient ground floor WC. To the front elevation sits a modern high gloss, well-appointed kitchen, while to the rear there is a spacious, larger-than-average living room featuring a media wall, which leads through to an expansive orangery. This impressive reception space enjoys an abundance of natural light and features French doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor are three generously proportioned bedrooms, two of which benefitting from built-in wardrobes, along with a stylish family bathroom appointed with quality fixtures and fittings. The second floor is dedicated entirely to the principal bedroom suite, creating a luxurious and private retreat. This expansive space incorporates fitted wardrobes, together with access to a particularly spacious ensuite shower room.

Externally, the rear garden has been beautifully landscaped to provide a low-maintenance environment, offering privacy and year-round enjoyment, perfectly designed for entertaining family and friends during the warmer months.

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### Entrance Hall

Composite entrance door with double glazed window to the front elevation. Coving. Radiator. Laminate flooring.

### Kitchen

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window to the front elevation.

A modern range of high gloss wall, drawer and base units, which incorporate a stainless steel sink, with a mixer tap and drainer. A free standing electric cooker with a four ring hob and stainless steel extractor hood. Space for a fridge freezer, washing machine and dryer. Tiled splashbacks. Radiator. Laminate flooring.

### WC

UPVC double glazed window to the side elevation.

A white two piece suite which comprises of a low level WC and a wall mounted hand wash basin. Radiator. Laminate flooring.

### Living Room

15'03 (maximum) x 14'09 (maximum) (4.65m (maximum) x 4.50m (maximum))

UPVC double glazed internal window and folding doors to the rear elevation, leading into the Orangery.

A beautiful feature media wall with space for a wall mounted television and a wall mounted electric fire. Two radiators - one of which is an anthracite grey vertical radiator. TV point. Under stairs storage cupboard.

### Orangery

14'00 x 8'10 (4.27m x 2.69m)

UPVC double glazed windows to the rear and side elevation. UPVC double glazed patio doors leading to the rear and into the garden.

Recessed ceiling downlighters. Electric wall mounted radiator. Laminate flooring.

### First Floor Landing

UPVC double glazed window to the side elevation.

Storage cupboard.

### Bedroom Two

10'11 x 7'09 (3.33m x 2.36m)

UPVC double glazed window to the front elevation.

Built in wardrobe. Radiator. Laminate flooring.

### Bedroom Three

10'01 x 7'09 (3.07m x 2.36m)

UPVC double glazed window to the rear elevation.

Two built in wardrobes. Radiator. Laminate flooring.

### Bedroom Four

10'01 x 6'08 (maximum) (3.07m x 2.03m (maximum))

UPVC double glazed window to the rear elevation.

Radiator. A designated dressing area with two built in wardrobes. Access to ensuite off.

### Family Bathroom

UPVC double glazed window to the front elevation.

A modern and white three piece suite which comprises of a panel bath with a wall mounted shower head above, a pedestal hand wash basin and a low level WC. Partially tiled walls. Radiator. Extractor fan. Laminate flooring.

### Second Floor Landing

18'10 (maximum) x 14'09 (maximum) (5.74m (maximum) x 4.50m (maximum))

UPVC double glazed window to the side elevation.

### Main Bedroom Suite

UPVC double glazed window to the front elevation.

Radiator.

### Ensuite

UPVC double glazed window to the rear elevation.

A white three piece suite comprising of an oversized shower enclosure, a pedestal hand wash basin and a low level WC. Radiator. Shaver socket. Extractor fan. Laminate flooring.

### External

To the front elevation, there are far reaching views over open countryside and a walkway which leads through to the top of the estate. There is a small and private frontage which is laid with gravel, ideal for sitting out with a morning coffee. Gated side access for bin storage which leads to the rear garden.

The rear garden is a generous size and private. It has been recently landscaped to provide a beautiful and low maintenance escape - perfect for entertaining and relaxing. It is laid mainly with anthracite tiles, with a small artificial lawn area for the children to play. Direct access to the garage. Power sockets to the side elevation.

### Garage

16'03 x 8'03 (4.95m x 2.51m)

A recently fitted electric roller door to the front elevation and a UPVC double glazed entrance door to the rear elevation.

Vaulted ceiling for any potential extra storage needs. Power and lighting.

### Additional Information

Total Floor Area: 1130 Square Foot / 105 Square Meters.

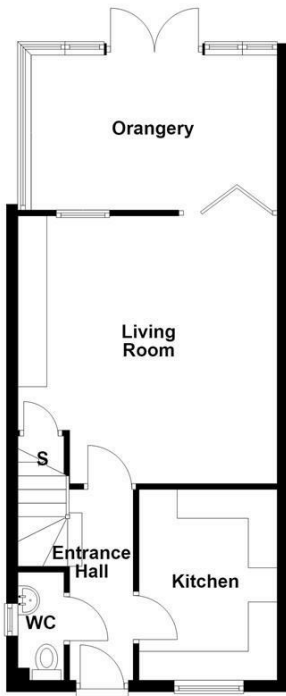
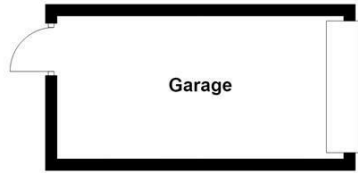
Council Tax Band C - Stoke On Trent

### Disclaimer

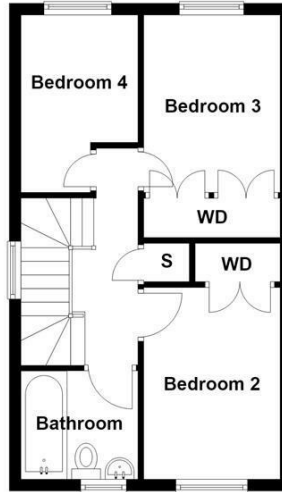
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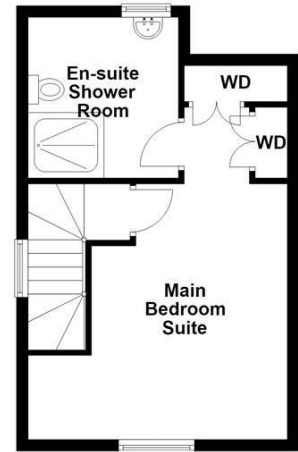
Ground Floor



First Floor



Second Floor



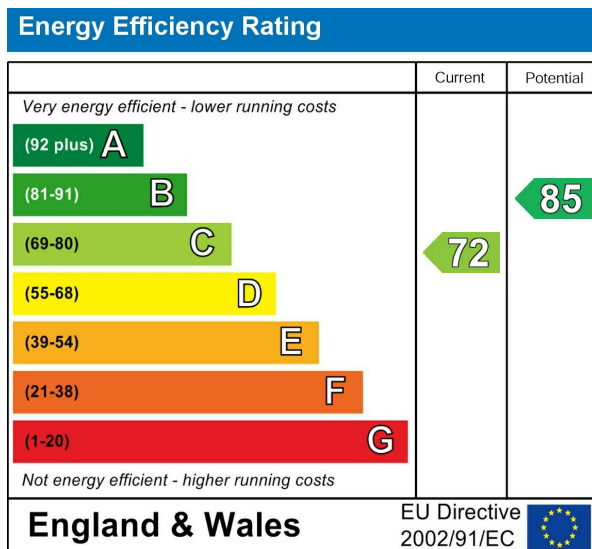
## Road Map



## 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)**