



## 14 Hurricane Grove

Tunstall, ST6 5XJ

**Offers over £250,000**



Carters are delighted to bring to the market this beautifully presented three-bedroom detached family home.

To the front of the property, a block-paved driveway provides off-road parking for up to three vehicles and leads to the integral garage.

The accommodation is thoughtfully laid out and ideal for modern family living. The spacious open-plan living and dining room enjoys an abundance of natural light and features French doors opening into the conservatory, which overlooks the private rear garden and creates a wonderful space for relaxing or entertaining guests.

The property also benefits from a stunning fitted kitchen, complemented by a separate utility room and a convenient ground-floor WC.

To the first floor are three generously sized bedrooms, including a superb principal bedroom with its own en-suite shower room. A luxurious three-piece family bathroom serves the remaining bedrooms.

Outside, the private rear garden offers a generous paved patio area, perfect for outdoor dining and entertaining, alongside a well-maintained lawn.

This is a fantastic opportunity to acquire a stylish and spacious family home in excellent condition throughout. Early viewing is highly recommended.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Stairs to the first floor. Radiator. Laminate flooring.

## Living Room

14'6" x 12'3" (4.42m x 3.73m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator. Solid wood flooring.

## Dining Room

7'11" x 12' (2.41m x 3.66m)

UPVC double glazed french doors to the rear elevation leading to the conservatory.

Coving to the ceiling. Radiator. Solid wood flooring.

## Kitchen

10'8" x 12' (3.25m x 3.66m)

UPVC double glazed window to the rear elevation.

Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Composite one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Space for a fridge freezer. Built in breakfast bar. Built in storage cupboard. LED plinth lighting. Coving to the ceiling. Tiled flooring.

## Utility Room

5' x 8'4" (1.52m x 2.54m)

Composite double glazed entrance door to the rear elevation.

Fitted laminate work surfaces with space and plumbing below for a washing machine and dishwasher. Radiator. Solid wood flooring.

## Conservatory

9'7" x 8'4" (2.92m x 2.54m)

UPVC double glazed french doors to the side elevation.

UPVC double glazed windows to the side and rear elevations.

Electric heater. Laminate flooring.

## W.C.

UPVC double glazed window to the side elevation.

Coving to the ceiling. Pedestal wash hand basin. Low level w.c. Radiator. Tiled flooring.

## Stairs and Landing

Access to the loft space. Built in storage cupboard.

## Bedroom One

12' x 8'4" (3.66m x 2.54m)

UPVC double glazed window to the rear elevation.

Recessed ceiling down lighters. Radiator. TV point.

## En Suite

UPVC double glazed window to the side elevation.

Shower enclosure. Vanity basin unit. Low level w.c. Extractor fan. Fully tiled walls. Radiator. Tiled flooring.

## Bedroom Two

9'10" x 9' (3.00m x 2.74m)

UPVC double glazed window to the front elevation.

Radiator. TV point.

## Bedroom Three

7'9" x 6'2" (2.36m x 1.88m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Radiator.

## Bathroom

8'6" x 6'9" (2.59m x 2.06m)

UPVC double glazed window to the rear elevation.

Luxurious three piece fitted bathroom suite comprising of; a panel bath with a shower attachment, vanity basin unit with storage under and a recessed w.c. Recessed ceiling down lighters. Extractor fan. Fully tiled walls. Radiator. Vinyl flooring.

## Garage

17'8" x 9'3" (5.38m x 2.82m)

Up and over manual garage door.

Power and lighting.

## Externally

To the rear of the property is a private, two-tiered garden offering a wonderful outdoor space to enjoy. The garden features a generous paved patio area, ideal for outdoor dining and entertaining, along with a well-maintained lawn. An external tap provides added convenience for gardening and maintenance. Mature conifer trees border the rear of the garden, enhancing both privacy and seclusion.

## Additional Information

Freehold.

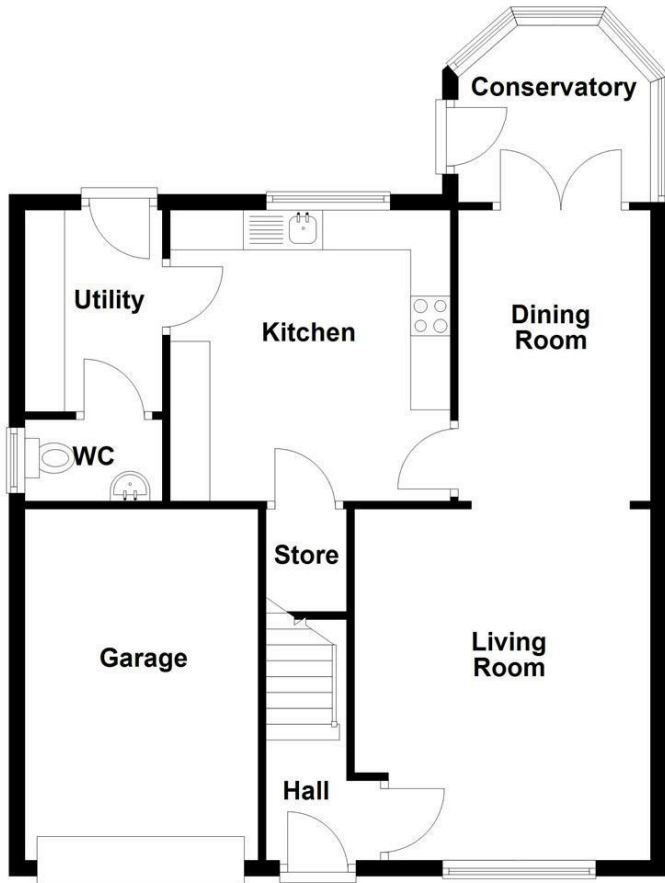
Council Tax Band D.

Total Floor Area: 78 Square Meters / 839 Square Foot.

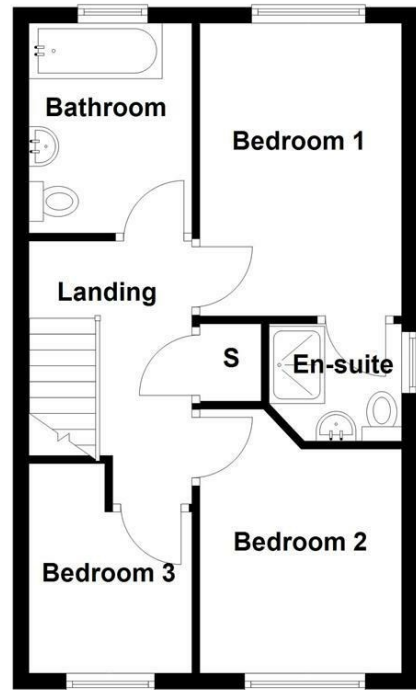
## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

### Ground Floor



### First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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