



11 Cottonwood Grove

Harriseahead, ST7 4UG

Price £275,000



Exceptional Detached Bungalow - Beautifully Presented Throughout • No Onward Chain

Carters are proud to welcome to the market this outstanding detached bungalow, impeccably presented throughout and offered with the added benefit of no onward chain.

Occupying a desirable position, the property immediately impresses with its generous resin driveway providing ample off-road parking for several vehicles, alongside a carport and detached single garage. Stepping inside, the accommodation has been thoughtfully designed to offer stylish yet practical living. To the front of the property is a bright and contemporary fitted kitchen, complete with fully integrated appliances and finished to a high standard. A separate utility room and guest WC add further convenience. The spacious living room provides an excellent area for both relaxing and entertaining, enhanced by a modern electric fire which creates an elegant focal point. To the rear of the property are two generous double bedrooms, both beautifully presented and serviced by a luxurious modern shower room fitted with quality contemporary fixtures and fittings. Overlooking the rear garden is a superb conservatory, flooded with natural light and featuring French doors opening directly onto the patio — perfect for enjoying the garden throughout the seasons. Externally, the rear garden has been designed for low-maintenance living and includes a paved patio seating area, artificial lawn, secure timber shed, outside tap, and a variety of seasonal plants and shrubs adding colour and character.

This truly stunning bungalow offers move-in ready accommodation of the highest standard, making it an ideal opportunity for a wide range of buyers.

Early viewing is highly recommended.

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Entrance Hallway

UPVC double glazed entrance door to the side elevation.

Coving to the ceiling. Electric heater. Vinyl flooring.

Kitchen

10'5" x 9'1" (3.18m x 2.77m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Recessed ceiling down lighters. High gloss fitted kitchen incorporating a range of wall, base and drawer units and laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in double electric oven / grill. Built in four ring electric hob with a glass splashback. Built in extractor hood. Space for a fridge freezer. Integrated dishwasher. Partially tiled walls. Electric plinth heater. Vinyl flooring.

Utility Room

5'1" x 9' (1.55m x 2.74m)

UPVC double glazed window to the side elevation.

Wall and base units. Laminate work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Vanity basin unit with storage under. Comfort level w.c. Extractor

fan. Built in storage cabinet. Electric heater. Fully tiled walls. Vinyl flooring.

Living Room

11'5" x 20' (3.48m x 6.10m)

UPVC double glazed box bay window to the front elevation. Coving to the ceiling. Recessed ceiling down lighters. Modern wall mounted electric fire. Feature wall lights. Two electric heaters.

Inner Hallway

Access to the loft.

Bedroom One

8'10" x 14'4" (2.69m x 4.37m)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Electric heater.

Bedroom Two

10' x 8'10" (3.05m x 2.69m)

UPVC double glazed patio door to the rear elevation leading to the conservatory. Coving to the ceiling. Fitted mirror fronted wardrobes. Electric heater.

Bathroom

9' x 6'6" (2.74m x 1.98m)

UPVC double glazed window to the side elevation. Countertop wash hand basin with storage units under. Comfort level w.c. Corner shower enclosure with an

electric shower. Coving to the ceiling. Partially tiled walls. Extractor fan. Recessed ceiling down lighters. Mirror with LED lighting. Chrome heated towel rail. Mirror fronted cabinet. Electric heater. Vinyl flooring.

Conservatory

19' x 9'9" (5.79m x 2.97m)

UPVC double glazed french doors to the rear and side elevations. UPVC double glazed windows to the side and rear elevations. Vinyl flooring.

Garage

Up and over garage door to the front elevation. UPVC double glazed window to the side elevation. Power and lighting.

Externally

The property enjoys superb kerb appeal, approached via a generous resin driveway providing ample off-road parking for multiple vehicles, alongside a carport and detached single garage.

To the rear, the property benefits from a beautifully maintained low-maintenance garden, thoughtfully designed to offer both practicality and enjoyment. Features include a paved patio seating area,

artificial lawn, secure timber shed, outside tap, and a selection of mature seasonal plants and shrubs creating an attractive outdoor setting ideal for relaxing and entertaining.

Additional Information

Freehold. Council Tax Band C.

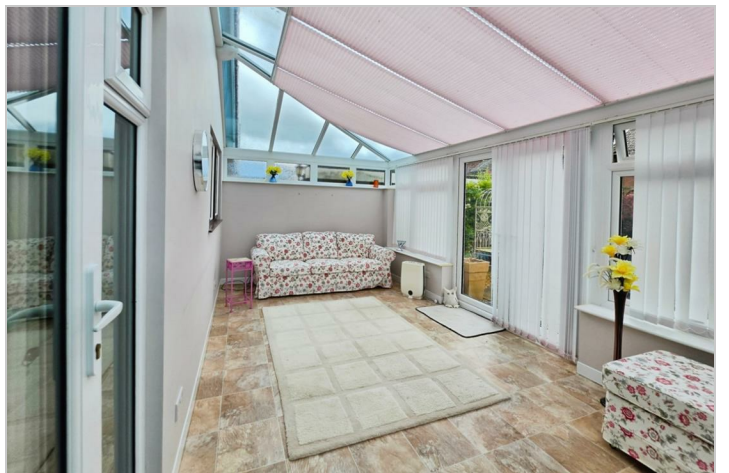
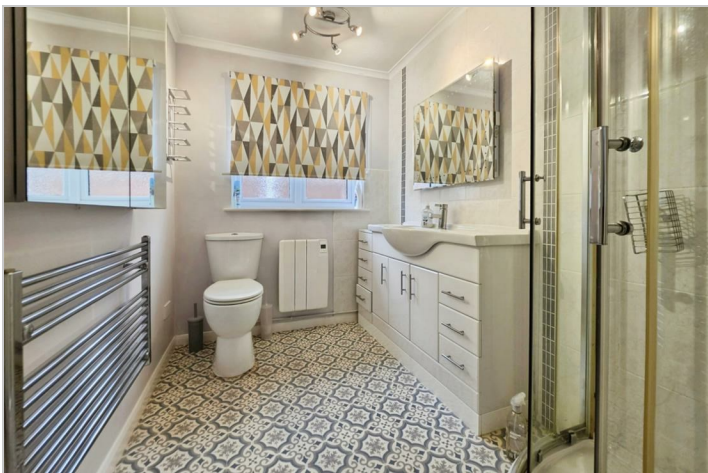
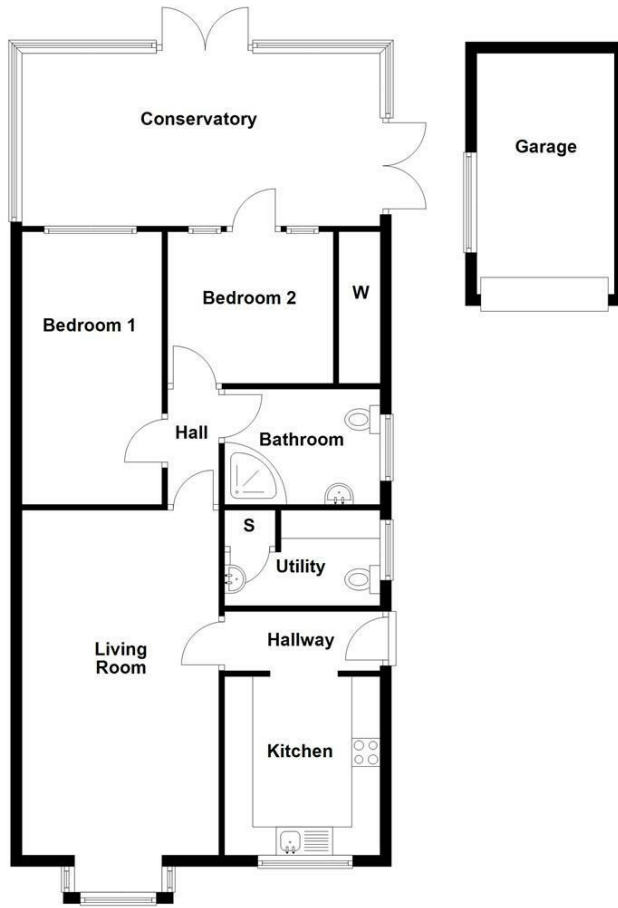
Total Floor Area: 68 Square Meters / 731 Square Foot.

Disclaimer

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Tel: 01782 470391

Ground Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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