



## 37 Hayeswood Grove, Stoke-On-Trent, ST6 8GG

**Guide price £250,000**

GUIDE PRICE: £250,000 - £275,000

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"Home is the starting place of love, hope and dreams." - Unknown

A beautifully renovated four-bedroom townhouse arranged over three floors, offering stylish, versatile living in the heart of the sought-after Norton Heights development. Designed with modern family life in mind, this impressive home combines contemporary finishes, flexible accommodation and excellent outdoor space, making it ideal for growing or multigenerational families.

### Denise White Estate Agents Comments

This impressive four-bedroom townhouse is arranged over three floors, offering versatile and modern accommodation ideally suited to mature families. Situated within the ever-popular Norton Heights development, the property has been renovated throughout to provide stylish, contemporary living.

Upon arrival, a spacious driveway offers generous off-road parking for multiple vehicles and leads to an integral garage with an electric up-and-over door. Internally, a bright and welcoming entrance hall sets the tone for the accommodation. The ground floor provides access to the garage, a useful WC and utility room, along with a spacious double bedroom featuring French doors opening onto the rear garden. This flexible space is ideal for multigenerational living, older children, or use as a home office.

The first floor hosts the main living accommodation. A stylish, modern kitchen diner has been thoughtfully designed to create an ideal space for family cooking and dining, featuring contemporary cabinetry, quartz worktops and a built-in dining table with a matching quartz surface. The generous living room benefits from French doors opening onto a front-facing balcony, perfect for enjoying the warmer months.

To the second floor are three further bedrooms. The principal bedroom is positioned to the front of the property and boasts two front-aspect windows along with an impressive ensuite featuring a walk-in shower. There is an additional double bedroom, a single bedroom and a modern family bathroom servicing both rooms.

Externally, the property enjoys a well-maintained, enclosed rear garden, finished with slate chippings and a porcelain-tiled patio area, creating an ideal space for summer entertaining. There is also a useful store room to the front of the property.

### Location

Nestled in the north of Stoke-on-Trent, Norton

Heights is a sought-after residential development prized for its contemporary homes, family-friendly atmosphere and convenient access to both city amenities and surrounding countryside. The area enjoys a peaceful, suburban feel with good provision of green space and pleasant neighbourhood streets, making it especially popular with families and those seeking a balance of modern living and community appeal.

### Entrance Hall

16'5" x 3'6" (5.01 x 1.09 )



Composite door to the front aspect. Tiled effect flooring. Wall mounted radiator. Stairs to the first floor accommodation. Understairs storage. Two ceiling lights.

## WC

2'11" x 6'5" (0.91 x 1.98 )



Continued tiled effect flooring. Low level WC. Wall mounted towel rail. Vanity unit with wash hand basin. Cupboard housing fuse board. Extractor fan. Ceiling light.

## Utility

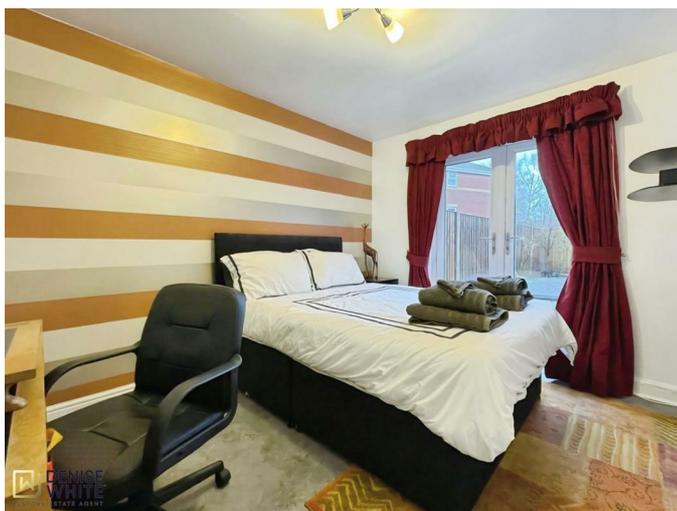
7'8" x 6'5" (2.35 x 1.97 )



Continued tiled effect flooring. Wall mounted radiator. A range of shaker style wall and base units with laminate work tops above. Wall mounted boiler. Stainless steel sink and drainer unit with mixer tap above. Undercounter space for washing machine and tumble dryer. Ceiling light. Composite door to the rear aspect.

## Bedroom Two

9'2" x 10'10" (2.81 x 3.32 )



Continued tiled effect flooring. Wall mounted radiator. French doors to the rear aspect. Ceiling light.

## Integral Garage

8'5" x 18'1" (2.58 x 5.52 )



Carpeted. Electric up and over door to the front aspect. Power and lighting.

## First Floor Landing

Fitted carpet Wall mounted radiator. Stairs to the second floor accommodation. Ceiling light.

### Kitchen Diner

11'1" max x 16'2" (3.39 max x 4.94 )



Tiled effect flooring. A range of wall and base units with quartz worktops and splash back above. Integrated sink with mixer tap above, dishwasher, beko electric oven with gas hob and extractor above. Space for fridge freezer. Built in quartz dining table. Two uPVC double glazed windows to the rear aspect. Two ceiling lights.

### Living Room

17'1" max x 16'3" (5.21 max x 4.97 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. French doors to the front onto balcony. Electric fire with wooden surround. Coving. Three ceiling lights.

### Second Floor Landing

Fitted carpet. Wall mounted radiator. Large airing cupboard. Ceiling light. Loft access.

### Bedroom One

11'2" x 11'7" (3.42 x 3.55 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Air-conditioning unit. Ceiling light. Access into: –

### Ensuite

9'6" x 5'3" max (2.90 x 1.62 max )



Tiled flooring. Tiled walls. Obscured UPVC double glazed window to the front aspect. Vanity unit incorporating low level WC and wash hand basin. Walk-in shower with rain style showerhead. Wall mounted dual power towel rail. Inset spotlights. Extractor fan.

### Bedroom Three

8'5" x 11'10" (2.58 x 3.61 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Four

7'10" x 7'6" (2.39 x 2.29 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bathroom

6'4" x 6'8" (1.94 x 2.04 )



Tiled flooring. Vanity unit incorporating low-level WC and wash hand basin. Tiled walls. Fitted bath with rain style showerhead and glass shower screen above. Bespoke integrated shelving. Wall mounted towel rail. Extractor fan. Ceiling light.

### Outside



Externally the property boasts generous off road parking to the front for multiple vehicles generously and leads to an integral garage. The enclosed rear garden can be accessed via the utility and second bedroom and is laid with slate chippings and a porcelain patio area beyond. The garden also features a raised pond and gated access to the rear.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke-On-Trent Band C

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents

and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

## Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

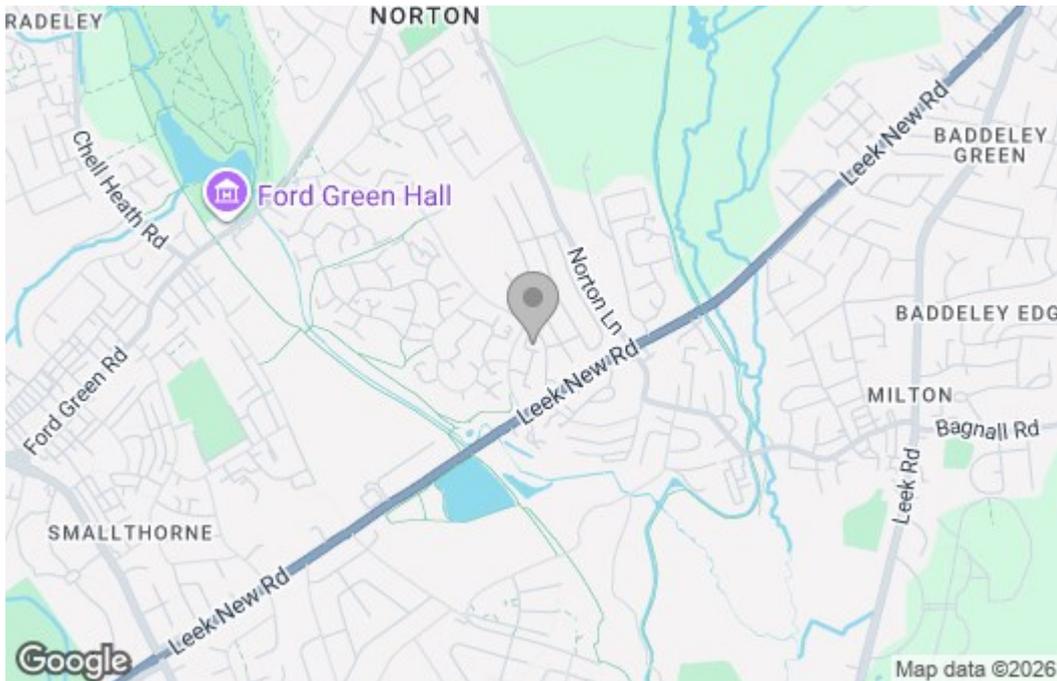
### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

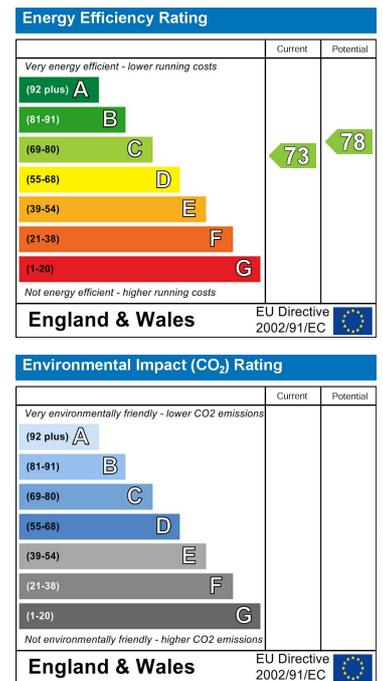
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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