



36 Woodland Avenue, Stoke-on-Trent, Staffordshire ST6 8ND

Price: Offers Over £270,000

- Spacious three bed home
- Fitted wardrobes in 2 bedrooms
- Luxury modern kitchen / diner
- Driveway for multiple cars
- Cosy lounge with log burner
- Rear garden with BBQ and Pizza Oven
- Modern bathroom
- Sought after village location

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Situated on a quiet cul-de-sac in an elevated position offering views all around and backing onto open fields, this is a wonderful family home. Presented beautifully throughout the property has been improved and modernised by its current owners to a high standard.

On the ground floor there is a lounge with a fireplace having an oak over mantle with inset log burner. The kitchen diner boasts integrated appliances, an island and dining area with media wall, and French doors opening onto the decked garden area.

On the first floor are the three bedrooms, the two largest having a full range of fitted wardrobes. There is a luxury modern bathroom with a panelled bath with shower over. Benefitting from uPVC double glazing throughout and heated by gas central heating this makes for a great family home.

Outside the driveway provides ample space for 2-3 cars, and the addition of an electrical charging point. There is gated access to the side of the house leading to the detached garage. The rear garden has a decked area, a lawn area and a patio area to the back with a brickbuilt BBQ and pizza oven.

A property that has to be viewed to be appreciated - call now to arrange a viewing.



Entrance Porch

uPVC glazed double doors into the porch area. Tiled flooring. Hardwood door into the hallway.



Hallway

A welcoming space with the stairs leading off to the first floor. Understairs storage. Oak flooring. Radiator. Obscure glazed door with side panel windows to the front aspect.



Lounge 15'8" x 11'1"

A light and airy room with a feature chimney breast wall housing a multi fuel log burner on a slate hearth with oak over mantle. Radiator. Bay window to the front elevation with views over the surrounding countryside.



Kitchen Diner 16'8" x 17'3"

A kitchen diner which creates a great space for the family and entertaining alike. The kitchen with a full range of modern wall and base units, incorporate a Belfast sink with mixer tap. Oak counter tops and slate tiled back splashes add to the luxury. A double integrated oven with four ring induction hob over with extractor hood, integrated dishwasher, fridge freezer and washing machine complete the appliances. A window to both the rear and side aspects along with a



First Floor Landing

A window to the side aspect. Loft access hatch.



Bedroom One 13'9" x 11'3"

The master bedroom has a full range of fitted wardrobes with hanging rails, shelving, and storage. A matching dressing table area has been added. The bay window to the front offers elevated views of the surrounding countryside. Radiator.



Bed Two 10'10" x 11'3"

A good double sized bedroom with a wall of fitted wardrobes and storage. Radiator. Window to the rear garden with views over the countryside beyond.



Bed Three 6'2" x 6'10"

A window to the front elevation and radiator.



Bathroom 6'1" x 7'4"

A luxury suite with panelled bath having a rainwater shower over with shower screen. Full-height tiling around the bath area, with half-height tiling on other walls. A wall-mounted wash basin with vanity drawer and pedestal wash hand basing. Tiled flooring. Recessed ceiling spotlights. Chrome towel radiator. Obscure glazed window to the rear aspect.



External

The front of the property has a drive way providing off road parking for several cars, and an electrical charging point, this leads up the side of the property, and gated access leads to the rear garden.

The rear garden houses the garage, which has light and power. The french doors from the Kitchen lead onto a decked patio area. There is a raised lawn area with a further patio area for garden furniture at the back, A

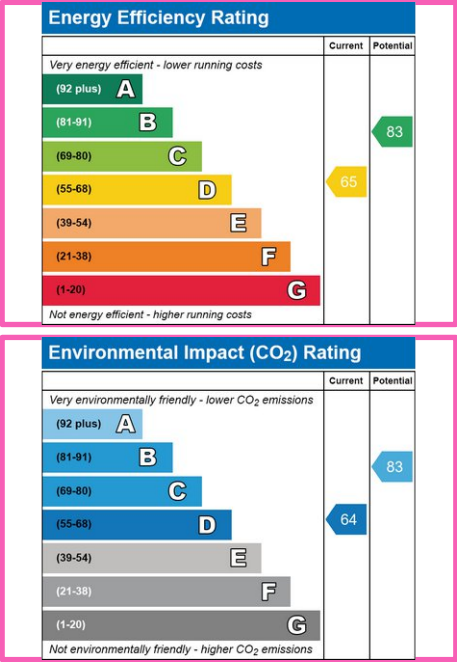


Floor Plan



82 m²

EPC



THE PROPERTY MISDESCRIPTIONS ACT 1991

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