



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM DETACHED BUNGALOW FOR SALE - OFFERS IN EXCESS OF £200,000

CROXDEN CLOSE, CHEADLE, STOKE ON TRENT, STAFFORDSHIRE, ST10 1NL



### KEY FEATURES

- 2 BEDROOM DETACHED BUNGALOW • DETACHED CONVERTED GARAGE • CORNER PLOT • SPACIOUS LOUNGE • FITTED KITCHEN & MODERN BATHROOM • CONSERVATORY • GARDEN TO THREE SIDES/VEGETABLE PLOT • DRIVEWAY FOR OFF-ROAD PARKING

## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Two Bedroom Detached Property with converted garage and garden to three sides on the corner of a quiet cul-de-sac.

The property comprises a Porch, Entrance Hall, Living Room, Kitchen, Two Bedrooms, Shower Room and Conservatory. The property benefits from a Detached Converted Garage, Gas Central Heating and Double Glazing

There is garden to three sides surrounded by a dwarf wall and a paved path to the other side with an adjacent hedge. There is a path to the Entrance extending to each side. The garden is split into separate areas these being a traditional front garden with lawn and borders, a hard area by the entrance porch for pots and container gardening, a patio area for alfresco dining and outdoor entertaining, a vegetable plot and a lean-to greenhouse. The detached converted garage has been used for a hobby room/art studio; there is a garden shed and a small driveway for off road parking.

Council Tax Band C

<https://my.360picture.uk/tour/2-croxton-close>

## LOCATION

Take Radford Street out of Stone continuing onto the Longton Road A520 turn right onto Hayes Bank, at the Cross Road continue straight across to the Fulford Road continue onto Saverley Green Road, turn left onto Breach Lane, Turn left onto A522, continue on Dandillion Avenue. Drive to Croxden Close ST10 1NL where you will find your destination

## GROUND FLOOR

**Porch - 11' 5" x 4' 11" (3.49m x 1.52m)** The property is entered via an entrance porch constructed of dwarf brick walls with uPVC double glazed panels above and having coloured lights fitted with vertical blinds and a fully glazed uPVC entrance door. The decor is white with a contrast wooden clad wall, a white ceiling with pendant light fitting, a wall mounted central heating radiator and fitted carpet. There is wooden door glazed with obscured glass opening into the entrance hallway.

**Entrance Hall - 7' 4" x 3' 4" (2.25m x 1.05m)** The welcoming Entrance Hall has white decor with a neutral contrast wall, a white ceiling with a central pendant light fitting and neutral fitted carpet.

**Living Room - 16' 10" x 11' 8" (5.15m x 3.56m)** The spacious Living Room has white decor with a neutral contrast chimney breast wall, a white ceiling with twin light fittings and coved cornices, a double glazed bow window with decorative glass to the quarter lights having a wall mounted central heating radiator below, a wooden fireplace with marble back and hearth inset with a coal effect gas fire, TV connection and neutral fitted carpet. There would be ample room to fit a table and chairs into this room.

**Bedroom 2/Dining Room - 10' 3" x 8' 10" (3.13m x 2.71m)** The current owners are using the second bedroom as a Dining Room; it has white decor with a neutral contrast wall, a white ceiling with central light fitting, fitted cupboards and draws, a wall mounted central heating radiator, double glazed patio doors leading into the conservatory and fitted carpet.

**Conservatory - 10' 7" x 9' 5" (3.24m x 2.89m)** The Conservatory is a uPVC construction on dwarf walls, the double glazed panels with decorative coloured lights and are fitted with vertical blinds, the vaulted



uPVC panelled roof is fitted with an electric fan light and has fitted blinds, TV connection and power point and fitted carpet.

**Kitchen - 11' 4" x 8' 2" (3.46m x 2.5m)** The fitted Kitchen has full height tiled walls in a neutral shade, a white ceiling with recessed spotlights, a double glazed window with decorative quarter lights and wooden laminate flooring. There is a selection of white wall and base units with wood effect countertops inset with a stainless steel sink, drainer and chrome mixer tap, a stand alone cooker, space for a washing machine and fridge-freezer. There is also space left under the countertop to form a breakfast bar.

**Shower Room - 7' 4" x 5' 4" (2.25m x 1.65m)** The Shower Room benefits from full height tiling in a selecting on toning neutral ceramic tiles, has a white ceiling with recessed spot lights and is fitted with an extractor fan, a double glazed window with obscured glass and neutral porcelain floor tiles. The white sanitary ware comprises a shower tray with an electric shower above and a glass shower screen, a beech wood vanity unit with a brown granite effect countertop inset with wash hand basin with chrome single lever mixer tap, a hidden cistern low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

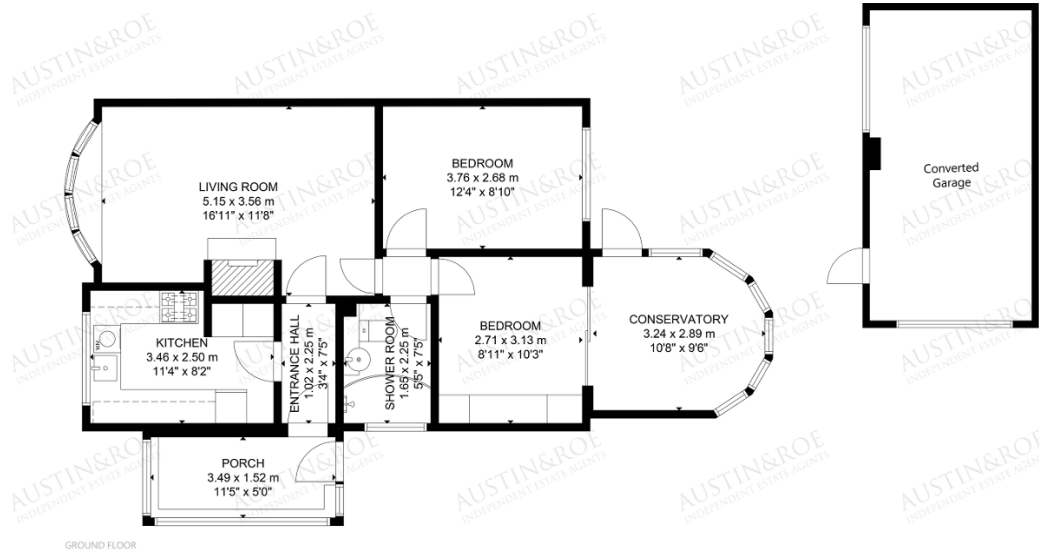
**Bedroom 1 - 12' 4" x 8' 9" (3.76m x 2.68m)** The First Bedroom has pastel decor with a pale blue contrast wall, a white ceiling with coved cornice and a central pendant light fitting, a double glazed window with decorative coloured lights having a wall mounted central heating radiator below and grey wood effect laminate flooring.

## EXTERIOR

**Converted Garage** - The Garage has been converted into a hobby room/studio and has white decor with a white ceiling having two light fittings, dual aspect double glazed windows and a door opening onto the garden. There are electric power points and the windows give plenty of natural light.

**Outdoor Areas** - The property is on a lovely corner plot with gardens to three sides and a path to the side, there are two traditional gardens laid to lawn with borders and low hedges, a block paved areas for alfresco dining and outdoor entertainment, a vegetable garden with a lean to green house and a garden shed, a parking space on the driveway in front of the converted garage.





GROSS INTERNAL AREA  
TOTAL: 65 m<sup>2</sup>/696 sq ft  
GROUND FLOOR: 65 m<sup>2</sup>/696 sq ft  
EXCLUDED AREA: PORCH: 5 m<sup>2</sup>/53 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		