

**£280,000**

**28 Hatherton Close, Waterhayes, ST5 7SN**



- DETACHED HOUSE
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- LARGE REAR GARDEN
- DRIVEWAY & GARAGE
- BAY FRONTED LOUNGE
- UTILITY ROOM
- DOWNSTAIRS W/C
- CUL DE SAC LOCATION

A lovely four bedroom detached home situated in a cul-de-sac location on the popular Waterhayes development in Newcastle Under Lyme. This property offers a spacious bay fronted lounge with separate dining area, fitted kitchen, utility room, downstairs W/C, four bedrooms, family bathroom and en-suite to master bedroom. Beautiful gardens to the front and rear with off road parking and integral garage. Viewing comes highly recommended!

# 28 Hatherton Close, Waterhayes, ST5 7SN

## ENTRANCE HALL

UPVC double glazed frosted door leading through to the lounge area and stairs straight ahead to the first floor.

## BAY FRONTED LOUNGE

16'8" into bay x 14'11" reducing to 12'3" (5.08m x 4.55m x 3.67m)

Lovely spacious area with bay fronted UPVC window, marble fireplace with pebble effect electric fire, two wall mounted radiators, laminate flooring throughout leading to dining area and kitchen.

## DINING ROOM

8'6" x 8'10" (2.59m x 2.69m)

Patio doors allowing in lots of light to this area and access straight on to the garden, perfect for summer time. Laminate flooring, wall mounted radiator.

## KITCHEN

9'10" x 8'5" (3.00m x 2.57m)

A range of base and wall mounted white units providing lots of storage space for kitchenware, built-in stainless-steel sink unit with mixer tap. Ceramic tiles on the walls with tiled flooring. UPVC window, wall mounted radiator. Access to the downstairs W/C and integral garage.

## UTILITY ROOM

4'7" x 7'3" (1.40m x 2.21m)

UPVC back door access to the side of the house and rear garden and UPVC window. Wall mounted unit with built in circular stainless steel sink. Space for fridge/freezer, tiled flooring. Perfect useful space!

## DOWNSTAIRS W/C

4'3" x 3'9" (1.30m x 1.14m)

Wash hand basin and wc. UPVC window and tiled flooring. Wall mounted radiator.

## FIRST FLOOR

Stairs lead up to the four bedrooms, family bathroom and storage area. New fitted carpets throughout. Airing cupboard situated on the landing housing the water tank and shelving for storage.

## MASTER BEDROOM

12'5" x 9'10" to wardrobes (3.78m x 3.00m)

The master bedroom is a spacious area with fitted mirrored sliding door wardrobes, extra storage space, new fitted carpet, UPVC window bringing in lots of light to the room. En-suite connected to this room.

## EN-SUITE

6'4" x 4'9" (1.93m x 1.45m)

Low level w/c, pedestal hand wash basin, corner shower with frosted glass. UPVC frosted window. Vinyl flooring. Ceramic tiled walls.

## BEDROOM TWO

11'11" x 8'11" (3.63m x 2.72m)

UPVC window, new carpet flooring, built in wardrobes with mirrored sliding doors. Wall mounted radiator.

## BEDROOM THREE

11'9" x 8'3" (3.58m x 2.51m)

UPVC window, new carpet flooring, built in wardrobes with mirrored sliding doors. Wall mounted radiator.

## BEDROOM FOUR

10'0" x 8'3" (3.05m x 2.51m)

UPVC window, new carpet flooring, wall mounted radiator.

## FAMILY BATHROOM

8'10" x 6'3" (2.69m x 1.91m)

A brand new bathroom suite, with an untouched panelled bath and an electric shower above. Low level w/c and pedestal hand wash basin. Ceramic tiled walls and vinyl flooring. Wall mounted radiator.

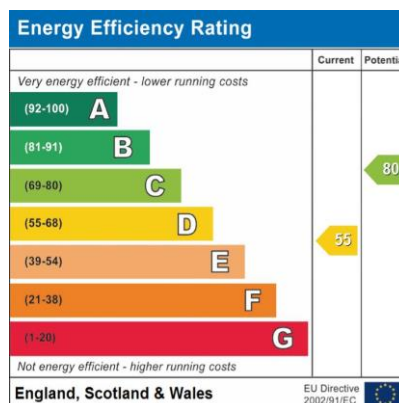
## EXTERNALLY

Brick paved driveway providing off road parking for up to two cars, lawned section to the right hand side and side access to the rear garden. Beautifully presented rear garden with lots of greenery and planted areas, timber fencing surrounds the garden, indian stone patio area with a further patio area down towards the house. Lovely space to entertain your guests!

## INTEGRAL GARAGE

17'7" x 8'0" (5.36m x 2.44m)

Metal up and over garage door with extra padlock security on the door. Baxi Solo boiler situated in here, lots of space for storage.









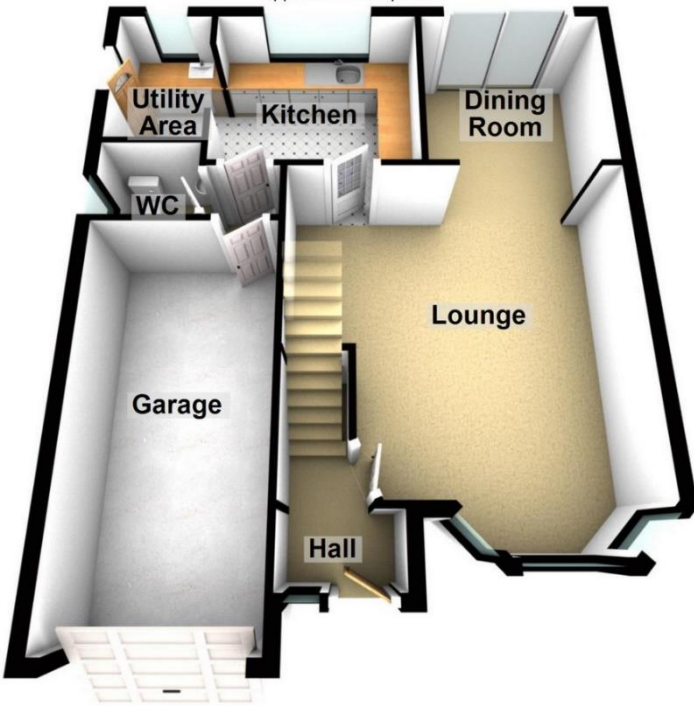






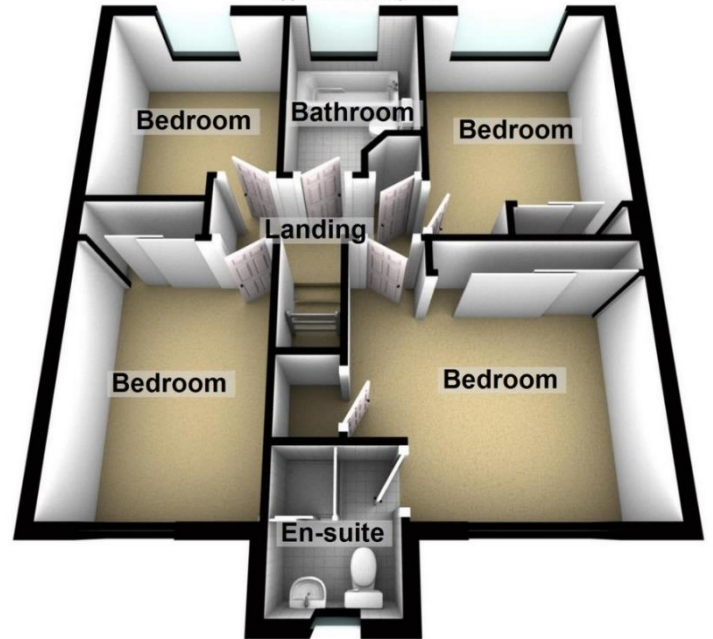
### Ground Floor

Approx. 638.2 sq. feet



### First Floor

Approx. 587.2 sq. feet

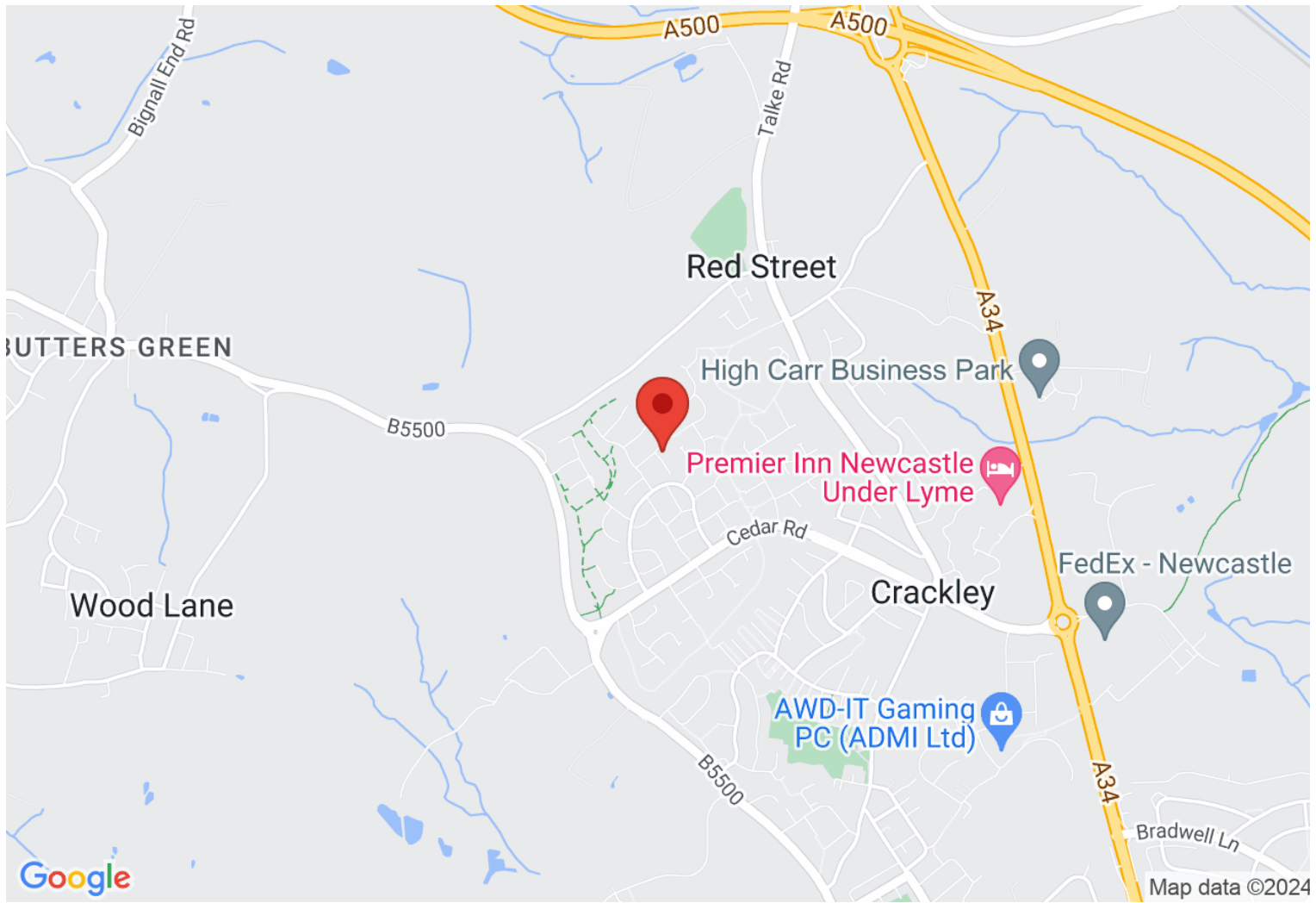


Total area: approx. 1225.5 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



**Location: ST5 7SN**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.