



27 Seaton Close, Stoke-On-Trent

£425,000 Freehold



This four bedroom home offers a variety of adaptable spaces to suit your family's needs, meaning this home has the flexibility to accommodate your lifestyle. • The generous living areas, including a spacious conservatory with a conditioning system and a cosy snug area, provide ample room for all the family. • West-Facing garden to enjoy stunning sunsets and long, sunny afternoons, with a mix of patio and lawn areas, plus a designated seating spot with beautiful city skyline views. • The double garage, providing ample storage and with part being cleverly transformed into a practical utility room, demonstrates smart use of space without compromising on functionality. • Located in Lightwood, this home provides easy access to major commuter links, excellent local amenities and top-rated schools nearby.



Ladies and Gentlemen, take your seat for Seaton Close! Have you been searching for a fabulous four-bedroom home that combines versatile living spaces with breath-taking views? Look no further! Positioned at the end of a cul-de-sac, this stunning property at Seaton Close in Lightwood offers the ultimate in family living, with tremendous west-facing views that provide the perfect backdrop for unforgettable sunsets. Be welcomed into the spacious entrance hall, which sets the tone for the rest of this magnificent home. Let's begin our tour in the fabulous 'L' shaped breakfast kitchen. This culinary haven is equipped with ample storage and built-in appliances, making it perfect for both everyday meals and entertaining. The adjoining family area, with French doors that open to the garden, creates a seamless indoor-outdoor flow. Next, we enter the double garage, which part of has been transformed into a practical utility room designed for family life. Should you need the space back, it can easily revert to its original function. Drum roll, please: Welcome to the pièce de résistance – The Fuzzy Duck Pub! This versatile room has served as an office, a playroom, a fifth bedroom and more. With its own external door, the possibilities are endless. Downstairs the tour has not stopped, find a separate dining room, currently used as a cosy snug area, perfect for relaxing. The brilliant-sized conservatory benefits from a cooler/warmer conditioning system, ensuring comfort year-round. Finally, we arrive at the generous living area, a spacious and inviting space for the whole family to enjoy, and of course, a downstairs guest cloakroom for convenience. Head upstairs to the first floor, and you will find four fabulous bedrooms off a spacious landing. The master bedroom, boasting garden views and a recently refurbished en-suite shower room. Three further double bedrooms and a family bathroom with a P-shaped shower over the bath complete this level. Outside, an expansive driveway provides ample parking for multiple cars. The west-facing rear garden is a true highlight, with patio and lawn areas designed for relaxation and entertainment. A selected seating area offers beautiful, far-reaching views of the city skyline – perfect for evening gatherings. Seaton Close is situated in the desirable suburb of Lightwood, offering easy access to commuter links with main roads and rail links just a stone's throw away. The area is also home to excellent schools and local amenities, making it an ideal location for families. Don't miss out! Ready for a standing ovation? Call us now to arrange your viewing and take your seat for Seaton Close – where versatile family living meets stunning views in a perfect location.



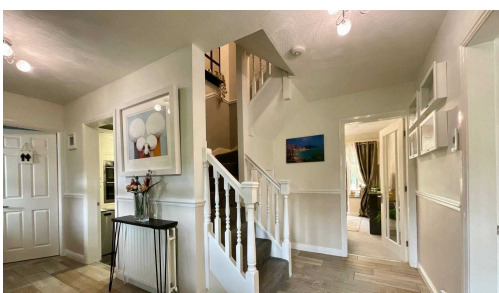
"Stunning 4-bed home in Lightwood's Seaton Close offers versatile living spaces & breathtaking views. West-facing garden, ample parking, excellent schools nearby. Arrange a viewing now for the ultimate family living experience!"

Council Tax band: E

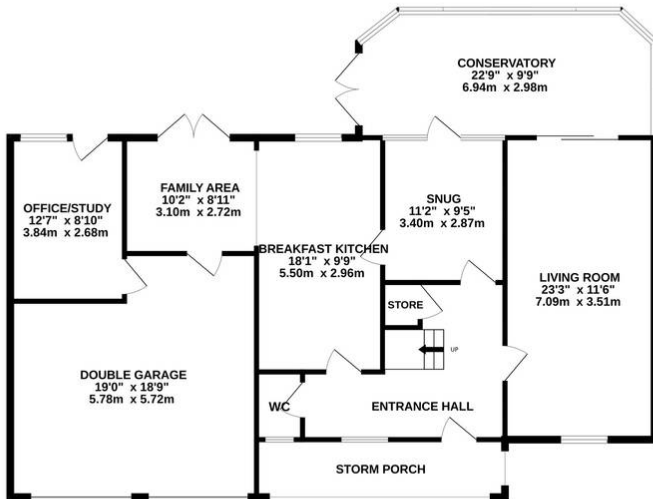
Tenure: Freehold

EPC Energy Efficiency Rating: D

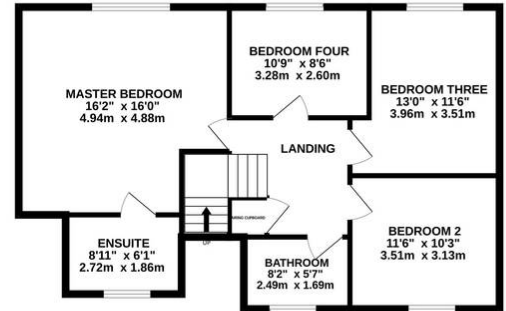
EPC Environmental Impact Rating: D



GROUND FLOOR
1538 sq.ft. (142.9 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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