



BELVOIR!

The Collection

Nyewood Avenue, Adderley Green,
Stoke-on-Trent



4



3



3

£385,000

£385,000



Key Features

- Large plot
- End of cul-de-sac
- Fully renovated
- Hardwood floors and oak doors
- Detached garage & workshop
- EPC rating C
- Freehold





****TAKE A LOOK AT THIS**** A fabulous **DETACHED HOME with 4 DOUBLE BEDROOMS, 2+ RECEPTION ROOMS and 3 BATHROOMS.** On a large corner plot in Adderley Green, this home is on a quiet enviable **CUL-DE-SAC** with neighbouring green fields and countryside. **FULLY RENOVATED** with high-end finishings such as hardwood flooring and oak doors.

Gas central heating, UPVC double glazed windows and radiators throughout this property. Please see our 360° virtual tour and call for a face-to-face viewing.

Front garden

A large front garden with lots to explore, down a long sweeping driveway leading to the property.

Hallway - 1.28 x 1.77m

Step into the hallway with access to the two reception rooms and stairs to upstairs.

Living room 1 - 4.13 x 5.56m

Relax with the whole family in this spacious front living room with dual aspect windows and a feature fireplace. This room is large enough for your settees, coffee table and media unit. Enjoy lovely views to the front of the property. Understairs storage area for coats and shoes.

Living room 2 - 3.60 x 3.18m

Another versatile room that could be a lounge, reading room or children's games room. Space for sofas and other furniture. Also beautifully decorated with hardwood flooring, oak doors and fitted blinds.

Reception 3 / Dining room - 3.17 x 4.84m

Gorgeously modern space with a wood burning

stove focal point. A blank canvas for you to decorate as you wish. This space could be a formal dining room.

Kitchen Diner - 8.39 x 3.89m

Enjoy cooking meals and socialising in this big open plan space. Thoroughly modern with cream matte wall and base units and chrome handles. Integrated 5 ring gas hob, electric extractor fan, double electric ovens, sink and an integrated dishwasher. There is space for a freestanding fridge freezer. The space is light and airy with lots of ceiling spotlight lighting. Black metro tiling and vinyl flooring finish off this area. Breakfast counter with barstools for those quick meals.

The dining area is ideal for entertaining people. This dining area will easily fit a large dining table with chairs for 10+ people. Room for dressers and other dining room accessories, with patio doors to the garden facilities.

Utility room - 2.66 x 3.89

This utility room will be the envy of many. Equipped with cabinets and work surfaces as well as a sink with mixer tap. Space for washing machine, tumble dryer and a large fridge freezer. Rear access door.

Downstairs bathroom - 3.48 x 1.42m

Not just a downstairs WC but a full luxurious bathroom! Fully tiled walls and floors bouncing off light from the ceiling recessed spotlights. Enjoy a good soak in the bathtub with chrome feet, shower taps, wash basin with storage drawers, toilet with dual flush system and a heated towel radiator to keep your towels warm.

Bedroom one - 4.13 x 3.16m

A double bedroom with space for king-sized bed





and bedside tables. This room could be the master bedroom, or if there are elderly family members, this downstairs bedroom with ensuite shower room and direct access from external patio doors would be ideal. A beige carpet with neutral coloured walls finish the space. Access via the patio doors to your own little patio in the rear garden for sitting out in the morning sun with your cup of tea.

Ensuite walk-in shower room - 1.76 x 2.27m

Downstairs walk in shower room with rain showerhead, sink with mixer tap and storage cabinet underneath, toilet, wide towel radiator and fully tiled walls.

Walk-in wardrobe - 2.38 x 2.33m

Get dressed in your own private dressing room! A well designed room where you can hang up most of your clothing as well as shelves for storage. Also big enough for a dressing table.

Bedroom two - 3.57 x 3.17m

Ground floor double bedroom with space for double bed, wardrobes, dressing table and other furniture. This room has a large window to the side of the property and countryside views further beyond. Decorated with neutral walls, ready for you to put your stamp on it.

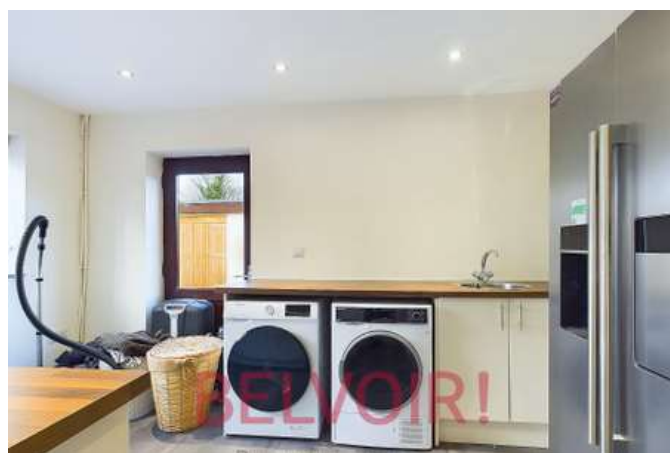
First floor

Stairs and landing - 0.92 x 1.19m

Grey carpets and white walls take you upstairs to the two remaining bedrooms and bathroom.

Loft storage - 3.60 x 3.17m

Halfway up the stairs is a large loft storage area with electrics.



Bedroom three - 4.10 x 3.10m

Another double bedroom with space for a large bed, chest of drawers etc. A natural colour palette and with bonus of the second ensuite shower room of the home. Great for teenagers or guests.

Ensuite shower room - 1.37 x 1.79m

Jump out of bed into the ensuite shower room good space. An enclosed shower area with rain shower, toilet with dual flush system, pedestal sink and a towel radiator. Vinyl flooring, partial wall tiling as well as recess lighting.

Bedroom four - 11.06 x 6.12m

Wow, an absolutely huge room measuring around 36 feet in length! In addition to bedroom furniture, this bedroom could also be furnished as a living room, work space or TV room. Six velux windows allow light to flood in. There is also a large storage cupboard behind double oak doors for clothes and any clutter.

Rear garden: Garage 5.89 x 4.08m

Space is large enough to park a car, accessed through the double doors.

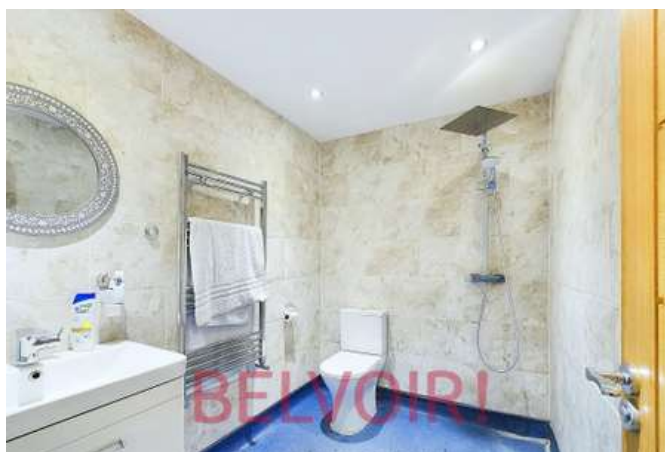
Storage / Workshop areas 6.02 x 3.23m & 5.71 x 3.93m

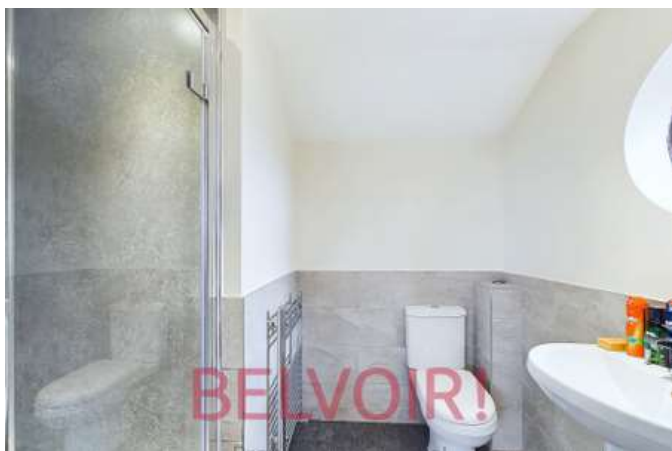
Anyone with a hobby or trade would love this storage space. Ample room for storing tools and machinery as well as household items.

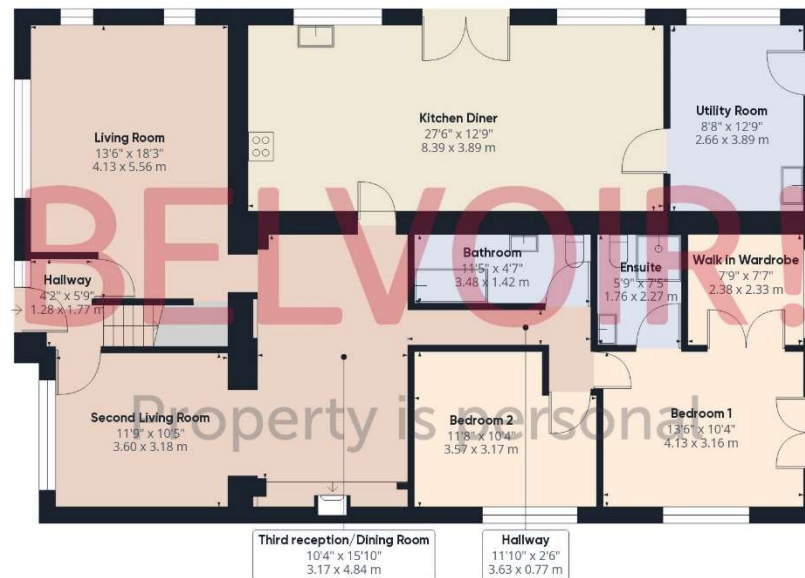
Parking

Multiple vehicles may park within the grounds of the property as well as the side and rear garage. Absolutely no problem for family and friends visiting!

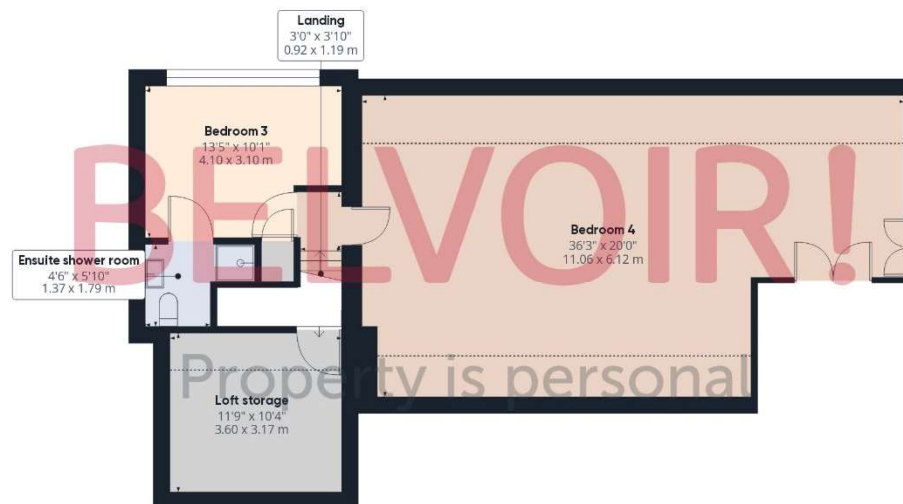
Hurry and book a viewing to see this fabulous four bedroom detached home.







Ground Floor Building 1



Floor 1 Building 1

BELVOIR!

Property is personal

Approximate total area⁽¹⁾

2471.62 ft²

229.62 m²

Reduced headroom

282.57 ft²

26.25 m²

(1) Excluding balconies and terraces

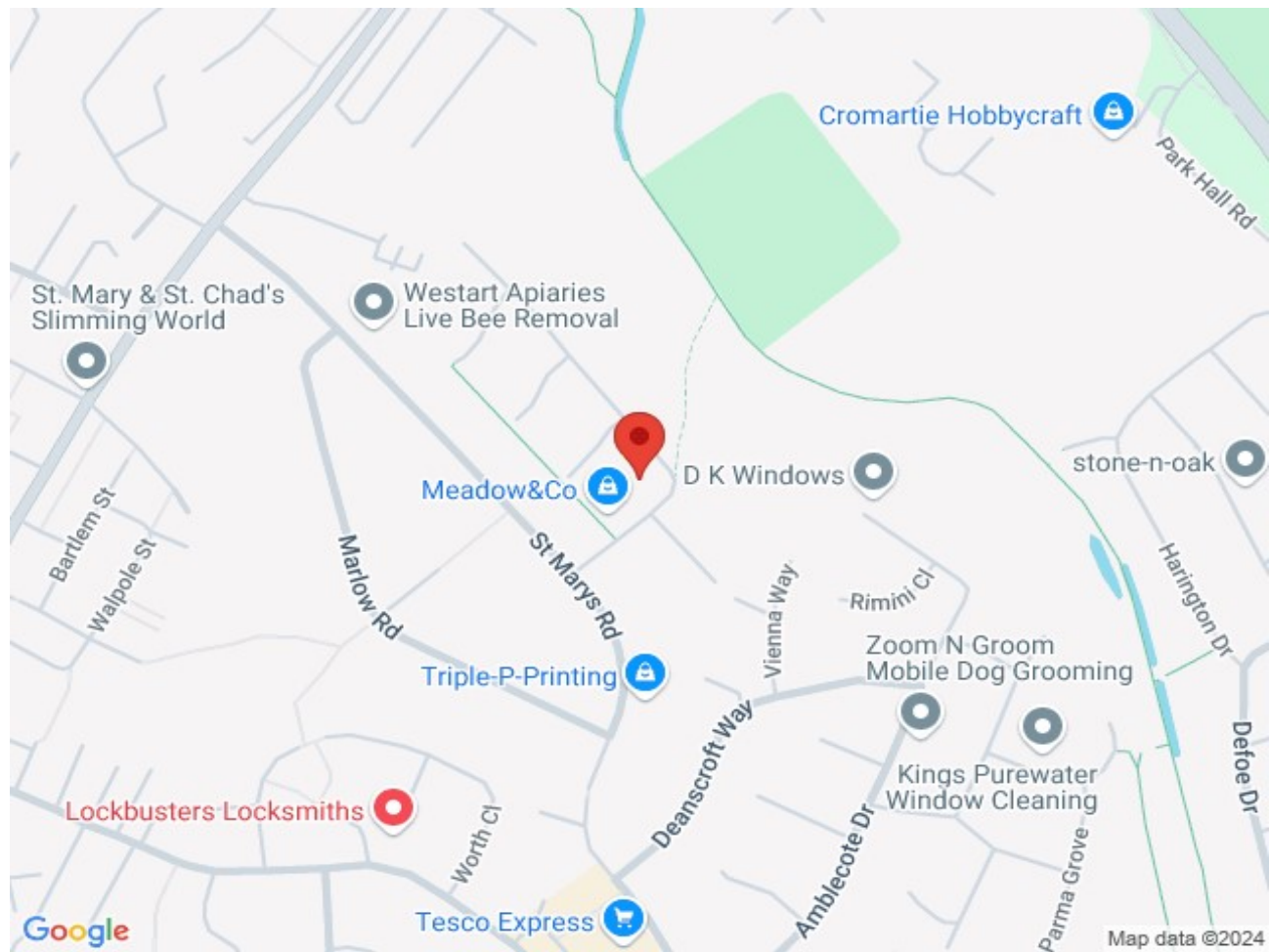
Reduced headroom

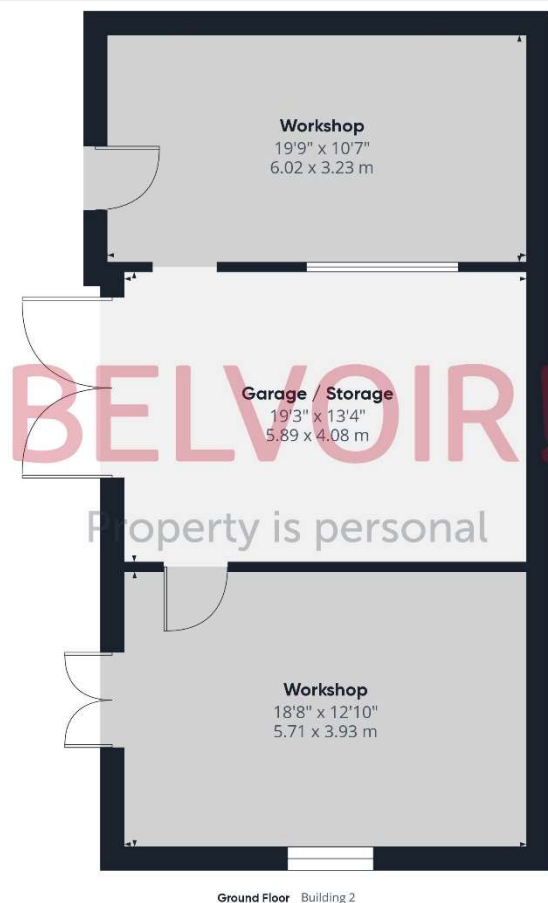
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





BELVOIR!

Property is personal

Approximate total area¹
717.84 ft²
66.69 m²

Disclaimer - We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

