



## 30 Sapphire Drive Milton, Stoke-On-Trent, ST6 8HJ

Roses are red, SAPPHIRES are blue we have found the ideal property. A true gem nestled away on SAPPHIRE Drive. This immaculate property is shining brightly and in need of a new owner. The accommodation on offer comprises an open plan lounge/diner, modern fitted kitchen, utility room, three bedrooms, en-suite to the master and family bathroom. Externally the property benefits from off road parking and a garage. To the rear the garden is fully enclosed and laid to lawn with a delightful summerhouse. Located in the popular area of Milton, close to local amenities, schooling and canal towpaths. They say a diamond is a girls best friend, well why not have a SAPPHIRE! Call today to book a viewing.

**£249,950**

# 30 Sapphire Drive

Milton, Stoke-On-Trent, ST6 8HJ



- IMMACULATE DETACHED PROPERTY
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- OFF ROAD PARKING
- THREE GOOD SIZED BEDROOMS
- SPECTACULAR REAR GARDEN
- LARGE OPEN/PLAN LOUNGE/DINER
- DRESSING ROOM WITH EN-SUITE
- STUNNING SUMMERHOUSE & GARAGE

## • LEASEHOLD TENURE: LEASEHOLD

This property is a leasehold, ground rent is paid annually in January, currently £162 p.a

## GROUND FLOOR

### Entrance Hall

7'4" x 3'10" (2.25 x 1.17)

Double glazed UPVC door to the front aspect and window to the side aspect. Radiator. Stairs to first floor.

### Lounge (Open Plan)

13'3" x 10'5" (4.04 x 3.18)

A double glazed window to the front aspect. Gas fireplace, TV point and radiator. Door to under-stair storage cupboard. Open plan into dining room.

### Dining Room (Open Plan)

8'0" x 8'0" (2.46 x 2.46)

Double glazed bay window overlooks the rear aspect. Radiator.

### Kitchen

8'8" x 7'11" (2.65 x 2.42)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units, with inset composite sink unit and side drainer. Coordinating work surface areas and upstands. Integrated appliances include electric oven, gas hob and low level freezer. Space for low level fridge. Open entry into utility room.

### Utility

5'3" x 5'1" (1.61 x 1.57)

A double glazed door to the rear garden. Fitted with wall storage unit and coordinating work surfaces. Space and

plumbing for washing machine and dishwasher. Radiator.

### Cloakroom

5'2" x 2'10" (1.58 x 0.88)

A double glazed window overlooks the side aspect. Fitted with low level WC. wash hand basin, with tiled splashback. Radiator.

## FIRST FLOOR

### First Floor Landing

5'11" x 4'9" (1.81 x 1.47)

Stairs from the ground floor. Loft access hatch.

### Bedroom One

10'4" x 8'9" (3.15 x 2.67)

A double glazed window to the front aspect. Radiator. Open archway leading into the dressing room.

### Dressing Room (Open Plan)

6'7" x 5'6" (2.03 x 1.70)

A double glazed window overlooks the rear aspect. Radiator.

### En-suite

6'7" (into shower) x 4'11" (2.03

(into shower) x 1.51)

A double glazed window to the rear aspect. Fitted with a suite comprising a shower cubicle, low level W.C. and vanity wash hand basin. Partly tiled walls, extractor fan, shaver point and radiator.

### Bedroom Two

13'8" (max) x 9'10" (4.17 (max) x 3.00)

A double glazed window to the front

aspect. Radiator, Storage cupboard housing water tank.

### Bedroom Three

11'8" x 6'2" (3.57 x 1.89)

A double glazed window overlooks the rear aspect. Radiator.

### Bathroom

6'8" x 5'11" (2.04 x 1.82)

A double glazed window to the rear aspect. Fitted with a suite comprising of a bath, Low level W.C and vanity wash hand basin. Partly tiled walls, extractor fan, shaver point and radiator.

## EXTERIOR

To the front of the property is a tarmac driveway with areas of slate chippings. Gated access to the rear of the property on both sides. To the rear of the property there is a landscaped garden with a paved patio, decked patio, shed and summerhouse. Mature trees and shrubs.

### Summerhouse

11'10" x 5'7" (3.61 x 1.72)

Detached summer house, door to the front and windows to the front and side. Fitted with power and lighting, and TV point.

### Garage

17'4" x 8'3" (5.29 x 2.54)

UP and over door to the front aspect. Power and lighting, wall mounted condensing boiler.



# Floor Plan

GROUND FLOOR



1ST FLOOR



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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