



Delicia Brompton Drive

Baddeley Green, Stoke-On-Trent, ST2 7JS

DELICIA is a Portuguese word translating to the word DELIGHT! And just like its namesake what a true delight it is! DELICIA on Brompton Drive is a beautifully unique detached bungalow, sitting on an extremely sizeable plot in the popular area of Baddeley Green. Sold with no upward chain and perfectly extended by its owners the accommodation of offer comprises a large open plan kitchen/diner/family room, the perfect entertaining space with bi-fold doors opening out to the side patio seating area, large lounge, three bedrooms and a contemporary family bathroom. Externally the property sits on a huge plot with a large block paved driveway to house many vehicles along with a detached garage. The property is framed with a hedge border, lawned area and flower bed borders. Located in the popular area of Baddeley Green close to local amenities, excellent schooling and canal towpaths. Grab yourself a little Delicia! It is worth the delight! Call today to book a viewing.

Offers in excess of £299,950

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- BEAUTIFULLY EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- POPULAR LOCATION
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- CONTEMPORARY FAMILY BATHROOM
- PAVED PATIO SEATING AREA AND LAWNS
- LARGE LOUNGE WITH BOW WINDOW
- SITTING ON A SIZEABLE PLOT
- SOLD WITH NO UPWARD CHAIN

Entrance Porch

6'1" x 5'2" (1.87 x 1.58)

The property has a double glazed entrance door to the side aspect, coupled with double glazed windows to the side and front. Radiator.

Entrance Hall

18'5" x 13'10" (5.63 x 4.22)

A double glazed door leads from the porch. Loft access hatch and two radiators.

Lounge

15'0" x 11'3" (4.58 x 3.44)

A double glazed bow window overlooks the side aspect. Wall mounted feature electric fire. Television point. Radiator.

Open Plan

Kitchen/Diner/Family Room

19'10" x 19'7" (6.05 x 5.97)

A double glazed bay window overlooks the front aspect with a double glazed window to the side and two Velux windows to the ceiling. Bi-fold doors open out to the side patio area. Fitted with a range of wall and base storage units with inset ceramic sink unit and drainer and co-ordinating Quartz work

surface areas. Integrated double electric oven and gas hob with cooker hood above and American style fridge/freezer. Space and plumbing for washing machine and tumble dryer. Two radiators and television point. Space for table and chairs.

Bedroom One

16'2" x 9'9" (4.95 x 2.99)

A double glazed window overlooks the side aspect. Radiator.

Bedroom Two

8'1" x 7'10" (2.48 x 2.41)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'10" x 7'0" (2.40 x 2.14)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bathroom

9'11" x 5'10" (3.03 x 1.80)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with separate shower unit with waterfall shower head, low

level W.C and vanity hand wash basin. Fully tiled walls, extractor fan and ladder style towel radiator.

EXTERIOR

Sitting in a sizeable plot with gardens sweeping around the property. It benefits from a huge block paved driveway leading to a detached garage. Hedge borders enclose the property with a lawned area with flower bed borders. There is an enclosed and private paved patio seating area and a garden shed.

Garage

16'6" x 10'1" (5.03 x 3.08)

Up and over door coupled with windows to the side and rear aspect. An access door leads to the side and there is power and lighting.





Floor Plan

GROUND 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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