



## 1 Doulton Grove

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

Like any fine china Royal DOULTON will always be renowned as the best! Therefore, why would you settle for anything less in your property search. This spacious three bedroom semi detached property, is the perfect home for any family. Well maintained throughout the sizeable accommodation on offer comprises a large lounge, dining room, kitchen and cloakroom. three good sized bedrooms with en suite 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 an Indian stone patio area. Located in the popular area of Baddeley Green close to local amenities, excellent schooling and canal towpaths. It's time to put the kettle on, get the fine china out, only Royal DOULTON will do as make this your new home!

**Offers in excess of £240,000**

# 1 Doulton Grove

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



- WELL PRESENTED SEMI DETACHED PROPERTY
- CLOAKROOM
- CONTEMPORARY FAMILY BATHROOM
- VERY POPULAR LOCATION, CLOSE TO SCHOOLING AND AMENITIES
- LARGE LOUNGE AND DINING ROOM
- THREE GOOD SIZED BEDROOMS
- DETACHED GARAGE AND ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE
- OFF ROAD PARKING

## GROUND FLOOR

### Entrance Hall

9'0" x 8'8" (2.76 x 2.65)

Composite door to the front aspect. Stairs to the first floor and radiator. Tiled flooring.

### Lounge

17'10" x 11'2" (5.45 x 3.42)

UPVC patio doors to the rear aspect and and UPVC window to the front aspect. Two radiators and laminate flooring.

### Dining Room

12'7" x 7'8" (3.86 x 2.34)

UPVC window to the front aspect. Radiator and laminate flooring.

### Kitchen

13'3" x 9'9" (4.05 x 2.99)

UPVC window to the rear aspect and door to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and drainer with mixer tap. Co ordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine and plumbing for a dishwasher. Space for fridge/freezer.

wall mounted combi boiler and vertical radiator. Under stair storage cupboard.

### Cloakroom

7'2" x 2'10" (2.20 x 0.87)

A UPVC window to the front aspect. Fitted with a suit comprising low level W.C, wash hand basin and radiator. Laminate flooring.

## FIRST FLOOR

### Landing

11'9" x 8'3" (3.60 x 2.53)

UPVC window to the rear aspect. Stairs from the ground floor. Loft hatch access and radiator.

### Bedroom One

13'0" x 11'2" (3.98 x 3.41)

UPVC window to the front aspect. Radiator and double doors to storage cupboard housing water tank.

### En Suite

7'4" x 4'4" (2.25 x 1.33)

UPVC window to the rear aspect. Fitted with a suite comprising shower cubicle, wash hand basin and low level W/C Fully tiled walls and radiator and tiled flooring.

### Bedroom Two

14'7" x 12'6" (4.46 x 3.82)

Two UPVC windows to the front aspect. Radiator.

### Bedroom Three

11'0" x 8'10" (3.37 x 2.70)

UPVC window to the front aspect. Radiator.

### Bathroom

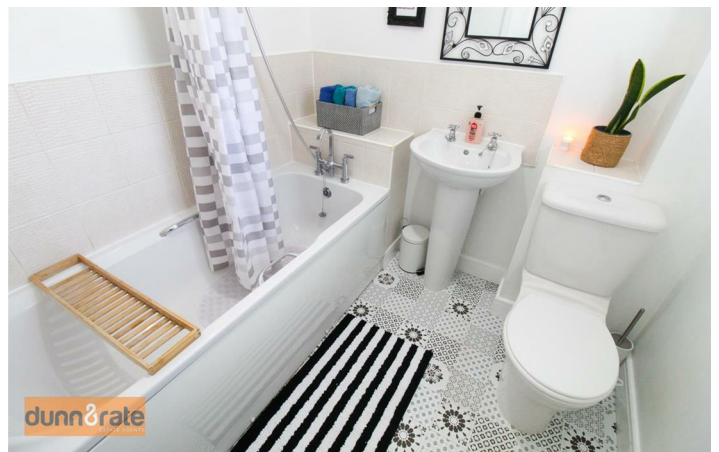
6'4" x 6'3" (1.94 x 1.93)

UPVC window to the rear aspect. Fitted with a suite comprising bath with mixer tap and shower, Wash hand basin and low level W/C/ Partly tiled walls and radiator.

## EXTERIOR

To the front of the property there is a tarmacadam driveway and lawned garden with path to front door. To the side there is an Indian stone patio. The rear garden is fully enclosed with Indian stone patio and lawned garden with pond at the rear.





Floor Plan



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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