

## 27 Stoneyfields Avenue

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

Does your property search keep throwing you stumbling blocks, well it's time to lay those blocks into stepping STONES and head on over to STONEyfield Avenue, as them endless property searches have finally come to an end. This extremely spacious semi detached has been extended and maintained to a very high standard. The accommodation on offer comprises lounge, dining room, kitchen/breakfast room, utility room, cloakroom and boot room. The first floor has three double bedrooms one with en suite bathroom and family bathroom, the second floor houses the good sized fourth bedroom. Externally the property has ample off road parking to the front, to the rear their is a secret courtyard and a good sized well maintained garden with a garage and entertainment room. Located in the popular area of Baddeley Green, close to local amenities, excellent schooling and canal towpaths. I will throw you the STONES to make your path that leads you to this delightful property. Call today to book a viewing.

**£325,000**

# 27 Stoneyfields Avenue

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



- STUNNING SEMI DETACHED PROPERTY
- UTILITY AND CLOAKROOM
- EN SUITE BATHROOM AND FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- LOUNGE AND DINING ROOM
- BOOT ROOM FOR STORAGE
- AMPLE OFF ROAD PARKING
- KITCHEN/ BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- LARGE REAR GARDEN WITH GARAGE AND ENTERTAINMENT ROOM

## GROUND FLOOR

### Entrance Hall

16'2" x 6'11" (4.94 x 2.12)

A composite door to the front aspect. Radiator and stairs to the first floor. Wooden flooring.

### Cloakroom

5'4" x 3'3" (1.64 x 1.01)

Fitted with a suite comprising low level W.C and wash hand basin. Fully tiled walls and extractor fan.

### Lounge

13'8" x 11'2" (4.18 x 3.41)

A UPVC bay window to the front aspect. Electric fireplace and radiator. Television and telephone point. Laminate flooring.

### Dining Room

12'10" x 11'2" (3.93 x 3.41)

Radiator and laminate flooring.

### Kitchen/ Breakfast Room

16'7" x 12'0" (5.07 x 3.68)

UPVC patio doors to the rear aspect. UPVC windows to the rear and side aspects. Fitted with base storage units and inset ceramic sink and side drainer with mixer tap.

Coordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven, microwave, fridge and dishwasher. Space for a fridge/freezer. Vertical radiator and slated flooring.

### Utility Room

8'8" x 7'6" (2.66 x 2.29)

Storage cupboards. Plumbing for a washing machine and space for a tumble dryer. Laminate flooring.

### Boot Room

24'3" x 5'1" (7.40 x 1.57)

A UPVC door to the front and rear aspect. Radiator and tiled flooring.

## FIRST FLOOR

### Landing

9'8" x 6'9" (2.97 x 2.08)

Stairs from the ground floor and stairs to the second floor.

### Bedroom One

14'4" x 14'1" (4.37 x 4.30)

A UPVC bay window to the front aspect. Radiator.

### En Suite

6'9" x 6'0" (2.06 x 1.85)

A UPVC window to the front aspect. Fitted with a suite

comprising shower with waterfall above, vanity wash hand basin and low level W.C. Fully tiled walls and extractor fan. Vertical towel rail and ceiling spot lights. Tiled flooring.

### Bedroom Two

12'9" x 11'2" (3.91 x 3.42)

A UPVC window to the rear aspect. Radiator.

### Bedroom Three

13'1" x 8'9" (4.00 x 2.68)

Two UPVC windows to the rear aspect. Radiator.

### Bathroom

14'9" x 5'1" (4.52 x 1.57)

A UPVC window to the front aspect. Fitted with a suite comprising bath with mixer tap and waterfall shower above. Vanity wash hand basin and low level W.C. Partly tiled walls and radiator. Ceiling spots and tiled flooring.

## SECOND FLOOR

### Landing

7'8" x 7'7" (2.36 x 2.32)

Skylight above. Stairs from the first floor, Eaves storage and radiator.

### Bedroom Four

14'2" x 12'9" (4.33 x 3.91)

Two skylights above. Radiator and eaves storage. Ceiling spotlights.

## EXTERIOR

To the front of the property there is a block paved driveway. To the rear there is a paved courtyard and a large enclosed garden with paved patio and lawned garden.

### Garage

18'4" x 8'9" (5.60 x 2.68)

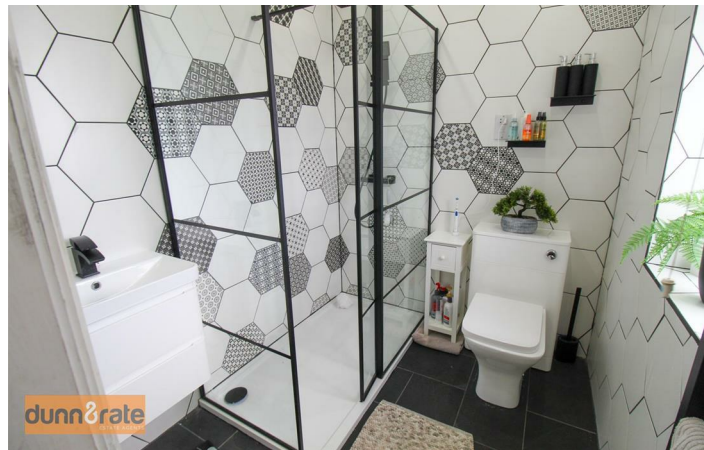
Sliding doors to the front aspect. light and power. W.C.

### Entertainment Room

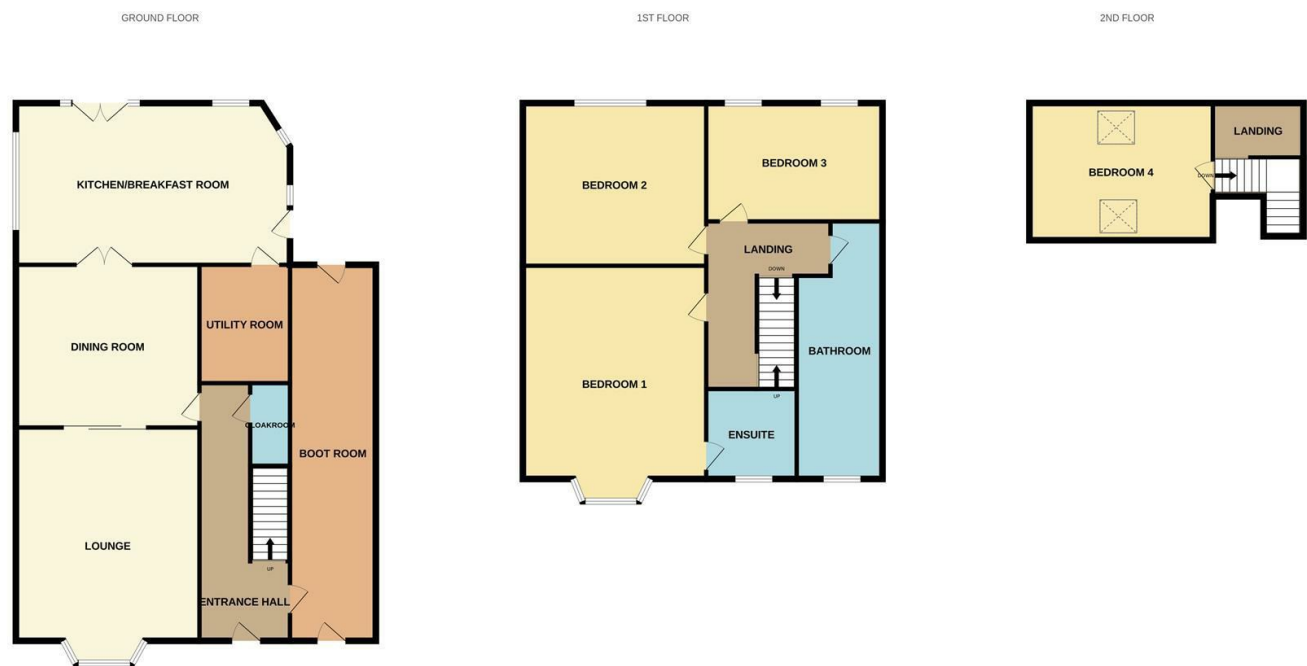
10'3" x 8'0" (3.13 x 2.46)

A UPVC door to the side aspect and UPVC window to the rear aspect. Power and light.





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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