



Minton Grove, Baddeley Green, ST2 7QT.
OIRO £289,950

Whittaker ^{Est. 1930}
& Biggs

Minton Grove, Baddeley Green, ST2 7QT.

This versatile four / five-bedroom town house offers a versatile layout over three floors and is located within a quiet cul de sac in a much desirable location within the catchment area for Endon schools.

The property has a family bathroom, shower room and two en-suites, five spacious bedrooms, or alternatively four bedrooms and further reception room, if so desired.

The contemporary kitchen has quality fixtures and fittings which include an integral Bosch microwave, integral AEG fridge/freezer, integral AEG dishwasher, AEG ceramic induction hob with Faber extractor hood over, two AEG electric fan assisted ovens, wine cooler, storage with built in recess to house an American fridge freezer, and a breakfast bar.

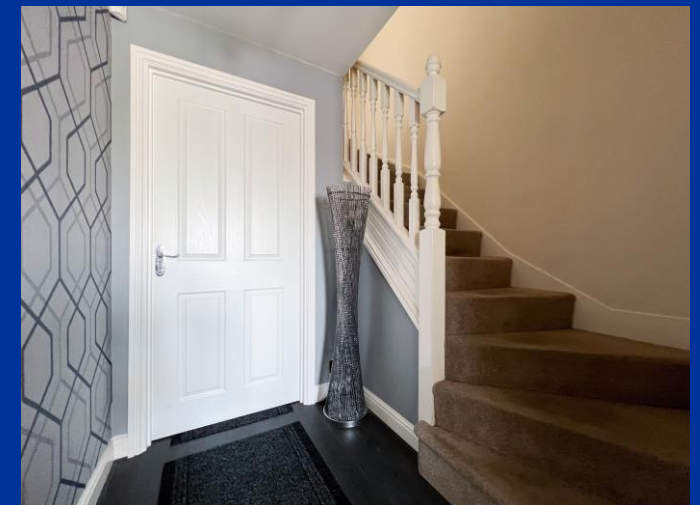
Beyond the kitchen is a conservatory with a glass roof. A modern utility is also located within the ground floor space, having a range of contemporary units, and space for a washing machine and stacked dryer.

To the first floor is the lounge which is an impressive space, with Juliet balcony whilst to the rear is bedroom one with en-suite which is comprised of a panel bath and separate shower enclosure.

The second floor houses three further bedrooms, one with an en-suite shower room, and the family bathroom.

A low maintenance garden is located to the rear and to the frontage is a block paved driveway providing off street parking for two vehicles.

A viewing is highly recommended to appreciate this homes versatile layout, quiet cul-de-sac location and specification.



Ground Floor

Hallway

Composite double glazed door to the frontage, UPVC double glazed sidelight window to the frontage, radiator, storage cupboard, shower room off, stairs to the first floor, tiled floor.

Shower Room

Shower enclosure, chrome wall mounted taps, chrome shower head, pedestal wash hand basin, low level WC, radiator, extractor fan.

Family Room / Bedroom Five

UPVC double glazed window to the frontage, radiator.

Kitchen/Breakfast Room

UPVC double glazed window to the rear, range of units to the base and eye level, integral AEG ceramic induction hob, 2 x integral AEG electric fan assisted ovens, Faber extractor hood, integral Bosch microwave, integral AEG dishwasher, integral AEG fridge freezer, built in storage with recess to fit an American style fridge freezer, integral wine cooler, composite sink and drainer, chrome mixer tap, tiled floor, radiator, concealed Potterton boiler.

Utility room

Built in storage, space and plumbing for a washing machine, space for a stacked tumble dryer.

Conservatory

UPVC double glazed construction, glass roof, French doors to the rear, radiator, tiled floor.

First Floor

Landing

Radiator, stairs to the second floor.

Lounge

UPVC double glazed window to the frontage, UPVC double glazed French doors to the frontage with Juliette balcony, radiator.

Bedroom One

2 x UPVC double glazed windows to the rear, radiator, en-suite off.

En-suite One

Panel bath, chrome mixer tap, separate shower enclosure, chrome wall mounted taps and shower head, pedestal wash hand basin, low level WC, radiator.

Second Floor

Landing

Loft access, airing cupboard.

Airing Cupboard

Range Tribune HE unvented hot water cylinder.

Bedroom Two

UPVC double glazed window to the frontage, built in storage, radiator, en-suite off.

En-suite Two

Shower enclosure, chrome wall mounted taps, pedestal wash hand basin, chrome mixer tap, low level WC, shaver point.

Bedroom Three

UPVC double glazed window to the rear, radiator.

Bedroom Four

UPVC double glazed window to the frontage, radiator.

Family Bathroom

UPVC double glazed window to the rear, panel bath, chrome mixer tap, handheld shower attachment. pedestal wash hand basin, low level WC, part tiled, extractor fan.

Loft

2 x Velux skylights, eaves storage, boarded and carpeted, shelving, light, pull-down-ladder.

Externally

To the frontage, block paved driveway. To the rear, area laid to artificial grass. decked area, fence boundary, timber shed.



Note:

Council Tax Band: D

EPC Rating: C

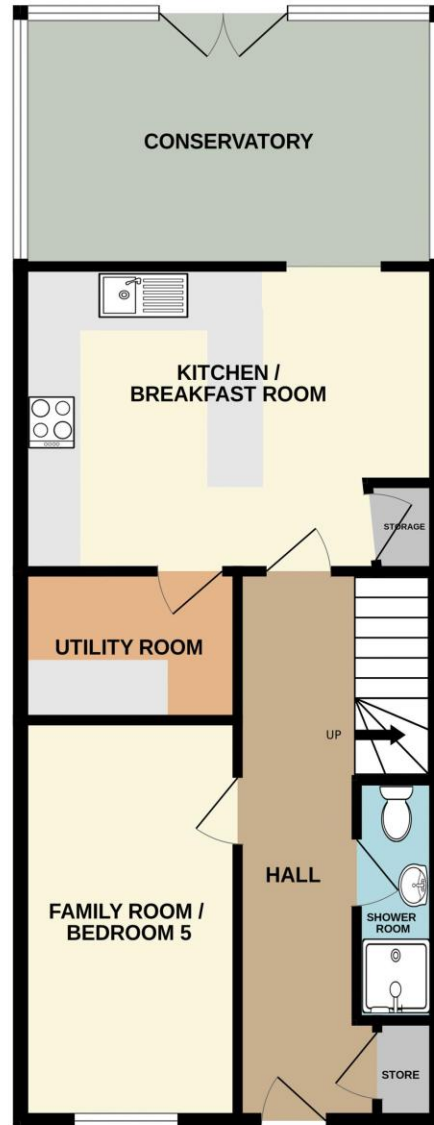
Tenure: Believed to be Freehold



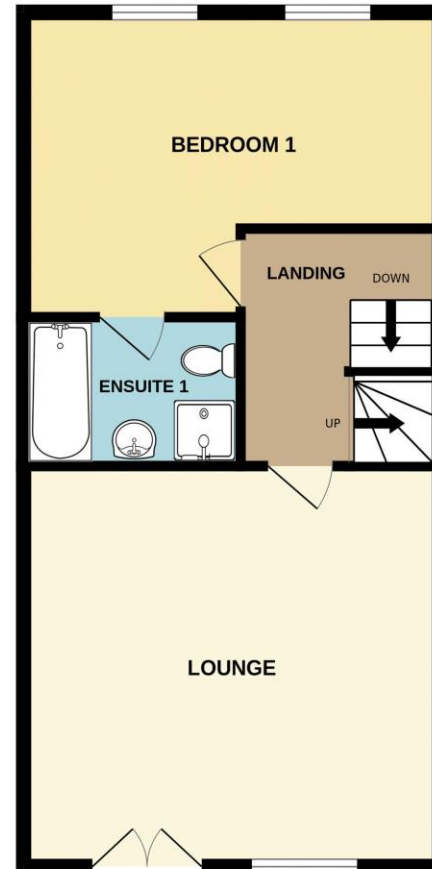




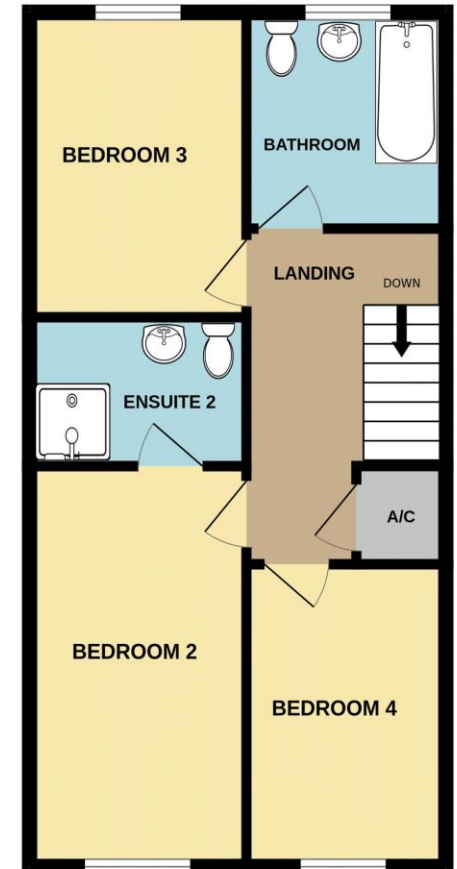
GROUND FLOOR



1ST FLOOR



2ND FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. Follow this road for a short distance and at the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon, Endon and Stockton Brook. Continue along this road and just after passing the Shell Petrol Station on the left hand side, take the fifth turning on the right into Royal Way. At the junction on Royal Way turn right onto Minton Grove where the property is situated at the head of the cul-de-sac.

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being located on the Doulton development, which is situated on the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930