



Lambourne Drive, Baddeley Edge, Stoke-on-Trent, ST2 7ND.
Offers in the Region Of £280,000

Whittaker ^{Est. 1930}
& Biggs

Lambourne Drive, Baddeley Edge, ST2 7ND.

This well presented three bedroom semi-detached home is nestled on a substantial plot, is accessed via a private road and offers exceptional open views to both the front and rear aspect. The property boasts two reception rooms, utility/WC, well equipped kitchen/shower room, loft room with fixed staircase and a sizeable driveway providing off street parking for a number of vehicles.

You're welcomed into the property via the entrance hallway, with built in storage cupboards. An impressive 15ft living room has ample room for living furniture, a light and airy space with log burning stove. To the rear is the dining room, having patio doors onto the rear garden and useful Utility/WC room off. The kitchen has a good range of fitted units to the base and eye level and incorporates an induction hob, extractor, electric grill/oven, American style fridge/freezer and electric heater.

To the first floor are three bedrooms with bedroom one having a fixed staircase to the loft room and built in storage and bedside tables. Bedroom two and three also incorporate generous built in storage. The shower room has a corner shower enclosure with chrome fitment, vanity unit, built in WC and storage. The loft room has power, light, built in cupboards and Velux style window with blind.

Externally to the frontage is a tarmac driveway, hedged boundary, decked pathway and artificial grassed area. To the rear is a patio, artificial grass area, decked area and fenced boundary.

A viewing is highly recommended to appreciate this homes excellent location, plot size, views and spacious layout.



Entrance Hall

UPVC double glazed door and windows to the front elevation, radiator, staircase to the first floor, built in understairs storage cupboards.

Lounge 25' 0" x 11' 7" (7.61m x 3.53m)

Two radiators, part panelled walls, UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation, fireplace with log burning stove set on granite style hearth and wood mantle.

Dining Area 13' 5" x 8' 3" (4.08m x 2.51m)

UPVC double glazed patio doors to the rear elevation, space for dining table and chairs, built in cupboards and drawers, two radiators.

Kitchen 16' 1" x 8' 7" (4.91m x 2.62m)

Range of fitted units to the base and eye level, stainless steel one and half bowl sink unit with chrome mixer tap, UPVC double glazed window to the front elevation, inset downlights, tiled splashbacks, four ring electric induction hob, extractor fan, electric grill, fan assisted oven, American style freestanding fridge/freezer, electric heater, inset downlights.

First Floor

Landing

UPVC double glazed window to the side elevation.

Bedroom One 11' 7" x 10' 9" (3.54m x 3.27m)

UPVC double glazed bay window to the front elevation, built in drawers and cupboards, bedside tables, staircase to Loft Room, radiator, electric heater.

Bedroom Two 11' 6" x 11' 4" (3.51m x 3.46m)

UPVC double glazed window to the rear elevation, built in storage cupboard, wardrobes, dressing table, radiator, wall lights.

Bedroom Three 6' 6" x 6' 0" (1.98m x 1.83m)

Radiator, UPVC double glazed window to the front elevation, built in cupboard, wardrobes and drawers, loft access.

Loft Room 14' 1" x 9' 7" (4.30m x 2.93m)

Velux style window to the rear with blind, power and light connected, eaves storage.

Shower Room 8' 2" x 6' 6" (2.48m x 1.98m)

Corner shower cubicle with chrome fitment, vanity sink unit, built in cistern, built in cupboards and drawers, partly tiled, UPVC double glazed window to the rear elevation, radiator, inset downlights, extractor fan.

Outside

To the front is tarmacadam driveway, artificial grass area, steps to the front door, decked and gravel area, posts with rope, walkway. The rear garden has outside cold/hot water tap, patio area, fenced boundaries, courtesy lighting. Upper tier has decked area, artificial lawn area, well stocked borders, fenced boundaries.



Note:
Council Tax Band: D

EPC Rating: D

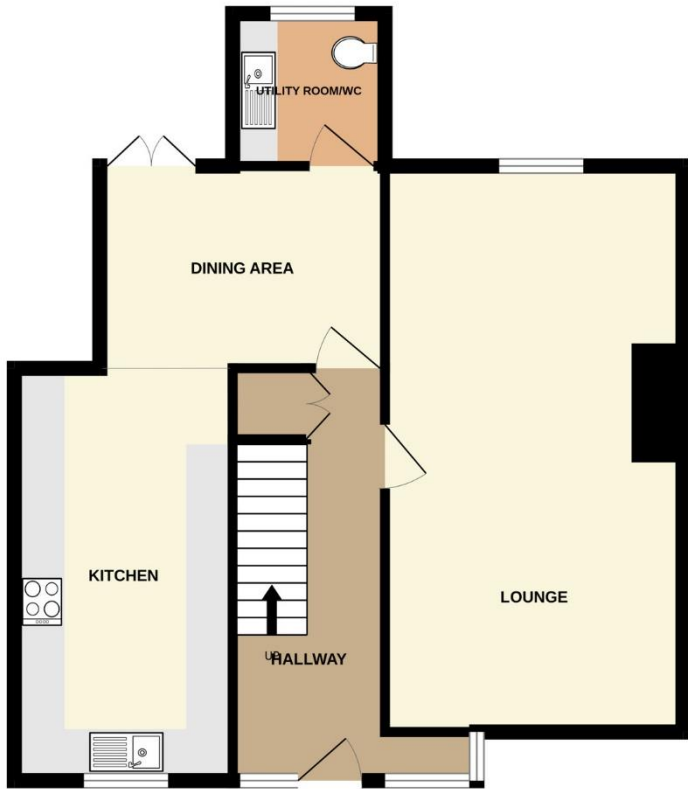
Tenure: believed to be Freehold



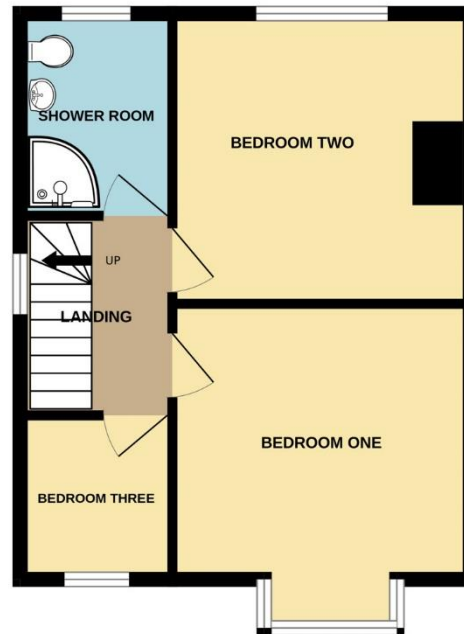




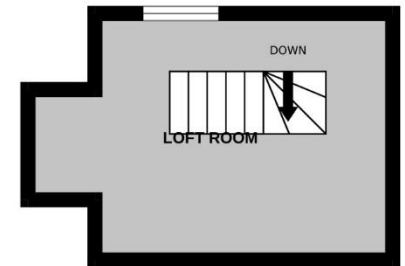
GROUND FLOOR



FIRST FLOOR



SECOND 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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Directions

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

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**