



Beswick Brook Close, Baddeley Green, Stoke-On-Trent, ST2 7QE.
Offers in the Region Of £385,000

Whittaker
& Biggs Est. 1930

Beswick Brook Close, Baddeley Green Stoke-On-Trent, ST2 7QE.

This stunning four-bedroom detached family home is finished to a high specification throughout and is nestled on a quiet private road, which services a handful of homes and which provides countryside views of the neighbouring fields. The property boasts a high specification high gloss kitchen with integral appliances, the addition of an orangery to the rear, contemporary bathroom and ensuite shower room and the living room has an impressive media wall, with feature electric fire. A driveway is located to the side of the property with brick constructed garage, front garden and low maintenance rear garden.

You're welcomed into the property through the composite door into the hallway, with useful storage cupboard, access to the first floor and cloakroom. The cloakroom has floating WC with push flush, wall mounted sink with storage and satin style tap, mirror with light and niche storage. The dining kitchen is a substantial space, with ample room for a family sized table and chairs, a good range of fitted high gloss units to the base and eye level, integrated full height fridge/freezer, integral dishwasher, bin storage, washing machine, Smeg range style cooker with extractor and Smeg microwave. The kitchen has LED feature lights, access to the driveway to the side and orangery to the rear. The orangery has a glass roof, Upvc double glazed windows to the sides/rear and patio doors to the rear. Located to the front of the property is the living room, having herringbone flooring, media wall with electric feature fireplace, inset for a flat screen television, shelving with inset lights.

To the first floor the landing has a cupboard housing the immersion heated tank and stairs to the first floor. The modern bathroom suite incorporates a panel bath, box WC, wall mounted sink unit with storage, tiled, with feature LED lighting. Three bedrooms are located within the first floor and they all have fitted wardrobe provisions.

To the second floor is bedroom one, this sizeable suite has his and hers fitted wardrobes and access to the beautiful ensuite shower room. This room certainly has the wow factor, a double shower enclosure with integral shower, dual niches, built in WC, vanity sink, storage and mirror with light.

Externally to the frontage is an area laid to lawn with path to the front door. Tarmac driveway to the side with access to the garage and rear garden. The garage has up and over door, power and light connected. The rear garden is laid to patio, raised artificial grass area, fenced boundary and power for a hot tub.

A viewing is highly recommended to appreciate this homes private position within the development, its high specification, spacious layout and views.

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.



Entrance Hallway

Composite double glazed door to the front elevation, tiled floor, inset downlights, staircase to the first floor, storage cupboard.

Cloakroom 5' 2" x 3' 1" (1.58m x 0.94m)

Wall mounted vanity unit with satin finished mixer tap, floating WC with push flush, niche, mirror with light, UPVC double glazed window to the side elevation, tiled floor.

Living Room 16' 0" x 10' 8" (4.88m x 3.26m)

Herringbone flooring, UPVC double glazed window to the front elevation, media wall, electric feature fireplace, storage, inset downlights, shelving, radiator.

Kitchen/Diner 10' 1" x 19' 3" (3.08m x 5.87m)

Range of fitted high gloss units to the base and eye level, compact worksurfaces with inset composite sink with drainer and chrome mixer tap. LED feature lighting, Smeg extractor, Smeg six ring gas hob, fan assisted oven/grill, compact splashbacks, integrated Smeg microwave, UPVC double glazed door to the side elevation, integrated washing machine, larder cupboard, inset downlights, integrated dishwasher, integral bin storage, integral full length fridge and full length freezer, space for dining room table and chairs.

Orangery 12' 10" x 11' 7" (3.92m x 3.54m)

Being of UPVC double glazing, inset downlights, glass roof, UPVC double glazed patio doors to the rear elevation, tiled flooring.

First Floor

Landing

Staircase to the second floor, storage cupboard off incorporating immersion heated tank.

Bathroom 6' 1" x 7' 11" (1.85m x 2.42m)

Wall mounted vanity sink with storage and chrome mixer tap, cistern with push flush, panelled bath, fully tiled, UPVC double glazed window to the front elevation, extractor fan, LED feature lighting, chrome heated ladder radiator.

Bedroom Two 15' 7" x 11' 3" (4.76m x 3.44m)

UPVC double glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Three 10' 8" x 11' 4" (3.25m x 3.45m)

UPVC double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Four 9' 9" x 8' 0" (2.97m x 2.43m)

UPVC double glazed window to the rear elevation, fitted wardrobes, radiator.

Second Floor

Bedroom One 13' 3" x 11' 1" (4.03m x 3.39m)

UPVC double glazed window to the front elevation, built in wardrobes, radiator, Velux style window to the rear elevation.

Ensuite 7' 10" x 7' 9" (2.38m x 2.36m)

Walk in double shower cubicle with integral fitment, two niches, built in cistern, vanity sink unit with satin finish mixer tap, fully tiled, loft access, extractor fan, inset downlights, anthracite towel radiator, Velux style window to the rear elevation, mirror with light.



Outside

To the front is tarmacadam driveway which continues to the side, area laid to lawn, pathway to the front door. To the rear is patio area, fenced boundaries, artificial raised lawn area, power for a Hot Tub, gated access to the side elevation, courtesy lighting.

Garage 9' 3" x 15' 5" (2.83m x 4.71m)

Up and over door, light and power connected.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold



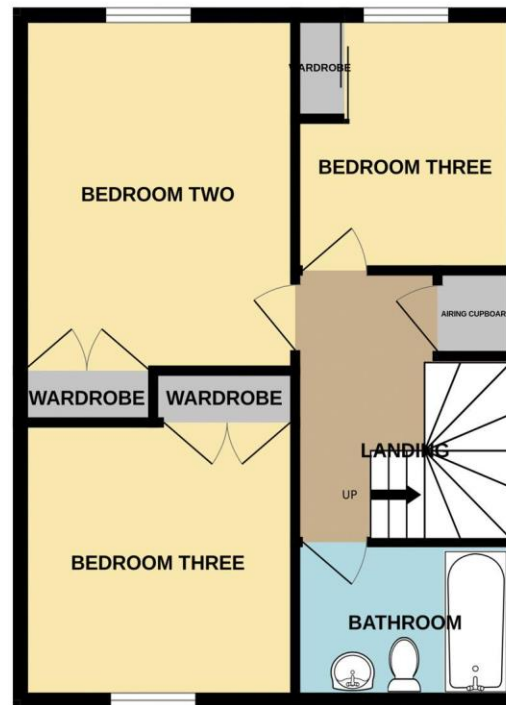




GROUND FLOOR

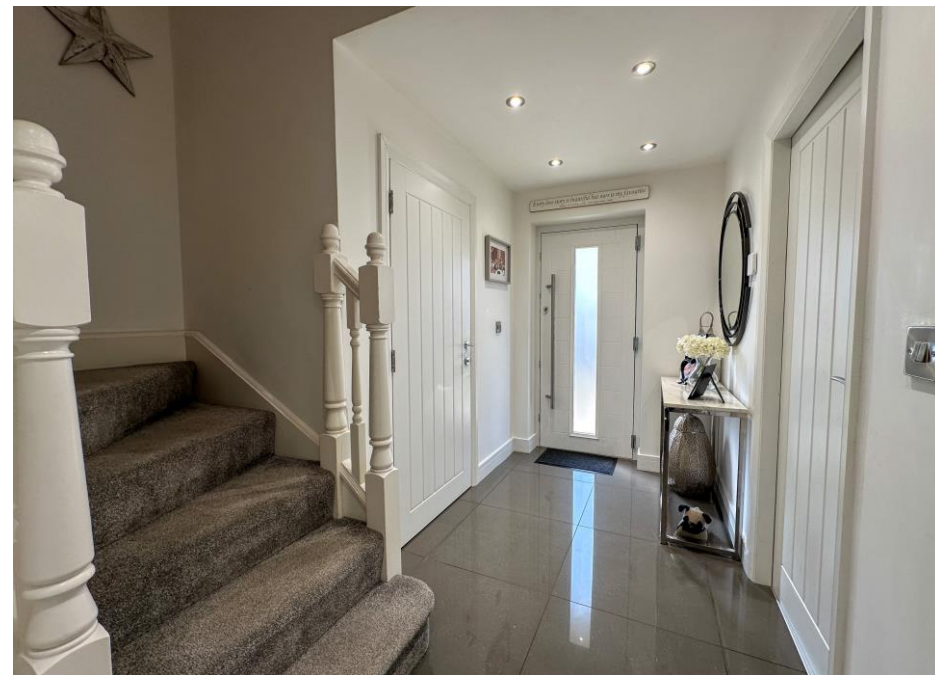


1ST FLOOR



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. Continue onto Beswick Brook Close, where the property is located on a private road.

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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**