

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



Offers In Excess Of £300,000

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

Looking for your next FAMILY HOME -
One you would be proud to call your own? -
We have this DETACHED HOUSE in a POPULAR location -
Having so much FAMILY ACCOMMODATION -
FOUR BEDROOMS, WET ROOM, BATHROOM & EN SUITE -
& BEAUTIFUL GARDEN, make this property complete -
BEAUTIFULLY PRESENTED all the way through -
Could this be the perfect home just for you? -
Need to be quick if you wish to view -
Ring DEBRA TIMMIS ESTATE AGENTS & we will arrange it for you

Nestled in the sought-after location of Beswick Brook Close in Baddeley Green, this well-presented detached house is a true gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hall leading to a modern wet room, a spacious lounge/diner perfect for entertaining guests, a fitted kitchen for culinary enthusiasts, and a charming dining/sitting room for relaxed evenings. This delightful home boasts four bedrooms, including a master bedroom complete with an en-suite shower room for added convenience. The property also features three additional bedrooms and a family bathroom, providing ample space for a growing family or visiting guests. Outside, the property offers a driveway providing ample parking space, ensuring you never have to worry about finding a spot. Additionally, a double garage adds further convenience and storage options for your vehicles or belongings. If you are seeking a property that combines comfort, style, and functionality in a desirable location, look no further. With its well-appointed rooms and convenient layout, this detached house is a must-see. Book a viewing today to fully appreciate all that this property has to offer.

Entrance Hall

Welcomed by the composite door into the spacious hallway. Radiator. Useful storage cupboard. Stairs off to the first floor.

Lounge/Diner

23'7" x 11'6" (7.20 x 3.53)

Double glazed window. Two radiators. Double glazed bi fold door with access into the rear garden.

Dining Area

10'10" x 9'8" (3.32 x 2.96)

Double glazed window. Radiator. Open access to the kitchen.

Kitchen

13'6" x 10'11" (4.13 x 3.33)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. One and a half bowl stainless steel sink with single drainer. Plumbing for automatic washing machine. Double glazed window. Tiled floor. Radiator.

Wet Room

9'0" x 6'7" (2.75 x 2.01)

Double glazed window. Suite comprises, shower unit, wash hand basin and low level WC. Heated towel rail. Extractor fan.

First Floor

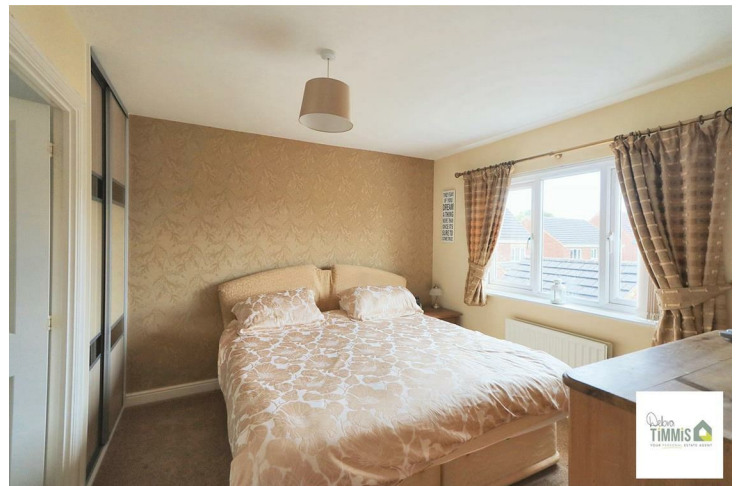
Landing

Double glazed window. Useful storage cupboard housing gas central heating boiler. Radiator.

Master Bedroom

10'10" x 10'3" to robe (3.31 x 3.13 to robe)

Double glazed window. Built-in wardrobes. Radiator. Access into the en-suite shower room.



En-Suite Shower Room

8'6" to cubicle x 3'4" (2.60 to cubicle x 1.04)

Double glazed window. Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC.

Bedroom Two

11'8" x 11'3" (3.56 x 3.43)

Double glazed window. Radiator.



Bedroom Three

12'1" x 10'8" (3.69 x 3.27)

Double glazed window. Radiator.

Bedroom Four

10'10" x 7'5" (3.31 x 2.27)

Double glazed window. Radiator.

Family Bathroom

7'9" x 6'3" (2.38 x 1.91)

White suite comprises, panel bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled splash backs. Double glazed window. Radiator.



Double Garage

16'11" x 16'8" (5.18 x 5.09)

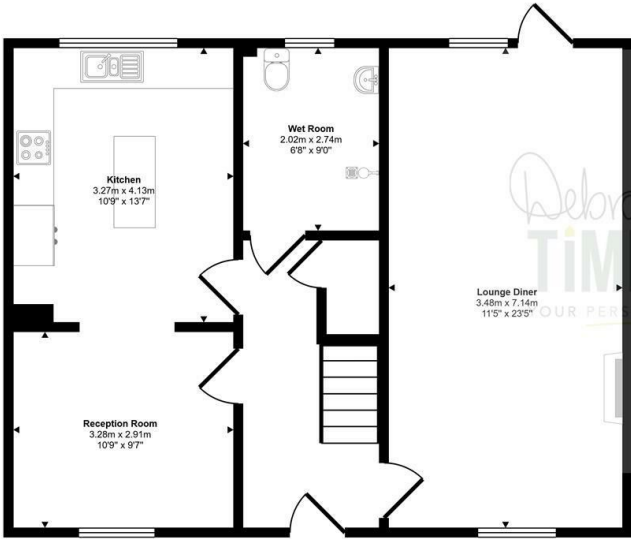
With up and over door. Light.

Externally

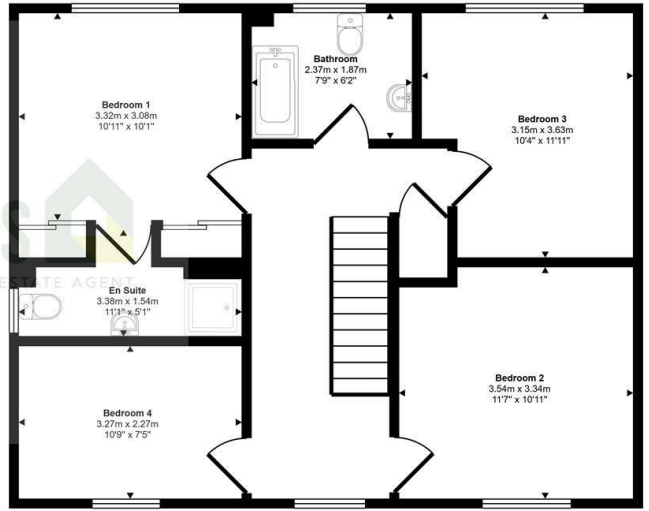
Low maintenance frontage. Driveway with access to the double garage. Enclosed rear garden with patio seating area and lawn garden.



Approx Gross Internal Area
131 sq m / 1407 sq ft

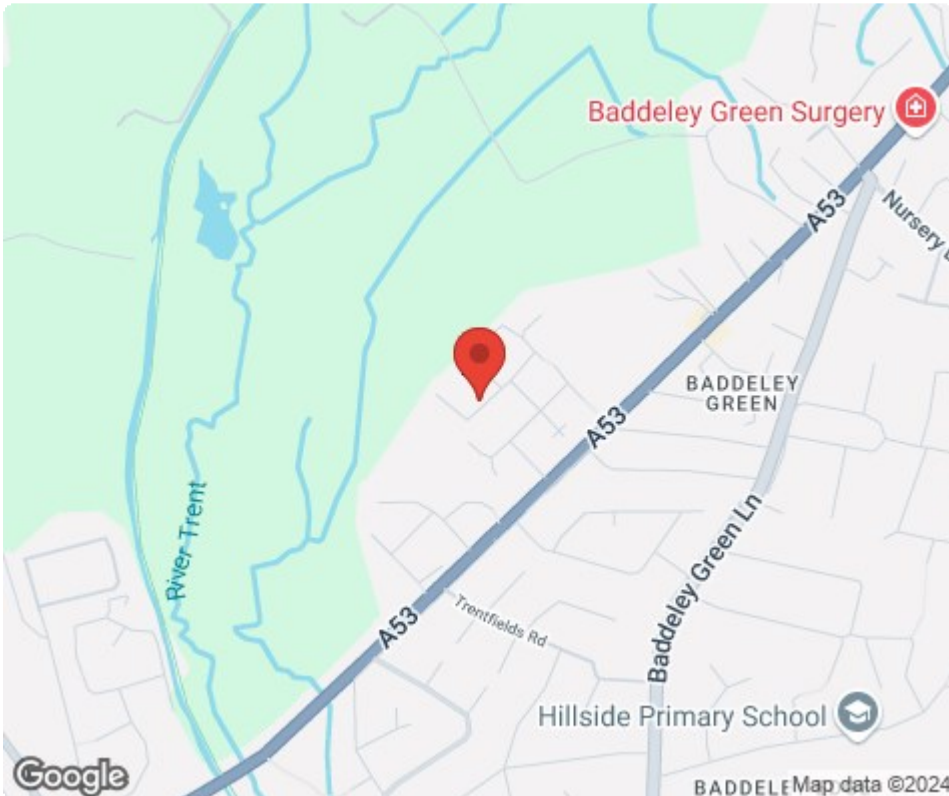


Ground Floor
Approx 65 sq m / 700 sq ft



First Floor
Approx 66 sq m / 707 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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