

Baddeley Green Lane Baddeley Green Stoke-On-Trent ST2 7JL



Offers In Excess Of £330,000

Baddeley Green Lane, Baddeley Green, Stoke-On-Trent, ST2 7JL

An immaculate detached home, so warm and bright,
With rooms aglow in soft moonlight.
Each space a story, each wall a dream,
Where laughter echoes, where love beams.
The kitchen/diner hums with sweet delight,
The garden blooms in morning light.
In every corner, peace is sown,
This is a place you'll call your own.
So don't waste a minute, call us now to view
The team at Debra Timmis are waiting to arrange this for you!

Nestled in the charming area of Baddeley Green, this immaculately presented detached house offers a perfect blend of modern living. Thoughtfully renovated by its current owners, exudes modern elegance and comfort. Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The property boasts a spacious lounge, ideal for relaxation and entertaining, alongside an impressive fitted kitchen/dining room that is sure to delight any culinary enthusiast.

This delightful residence features three well-proportioned bedrooms, with the master bedroom enjoying a lovely Juliet balcony that overlooks the beautifully maintained garden, providing a serene spot to unwind. The stylish shower room adds a touch of luxury, while the benefits of double glazing and central heating ensure a warm and inviting atmosphere throughout the year.

Outside, the property is complemented by a stunning garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally there is a beautifully designed garden room, perfect for use as a home office, creative studio or peaceful retreat. Ample off-road parking is available, making it convenient for residents and guests alike. Situated in a popular location, this home is not only a wonderful place to live but also offers easy access to local amenities and transport links.

This detached house is a true gem, ideal for families or anyone seeking a peaceful retreat in a vibrant community. Don't miss the opportunity to make this exceptional property your new home.

Reception Hall

Welcomed by the composite door to the front aspect. Double glazed window to the front aspect. Laminate flooring. Stairs off to the first floor. Access to the WC.

Separate WC

6'7" x 2'10" (2.03 x 0.88)

Double glazed window to the front aspect. Low level WC and vanity wash hand basin. Heated towel rail.

Lounge

15'1" x 11'4" (4.60 x 3.47)

Double glazed bay window to the front aspect. Feature fireplace, hearth housing log burner. Feature radiator. Laminate flooring. Coving to ceiling.

Kitchen/Dining Room

21'6" x 11'6" (6.56 x 3.52)

Arguably the most significant room in any home this chic and

sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary wall and base units, integrated appliances include induction hob, built-in oven/grill, Extractor hood, fridge/freezer and dishwasher. Double ceramic sink. Breakfast bar. Pantry, Double glazed window and double glazed door to the side aspect. The dining area has space for a table and French doors with access into the garden. Feature radiator.



First Floor

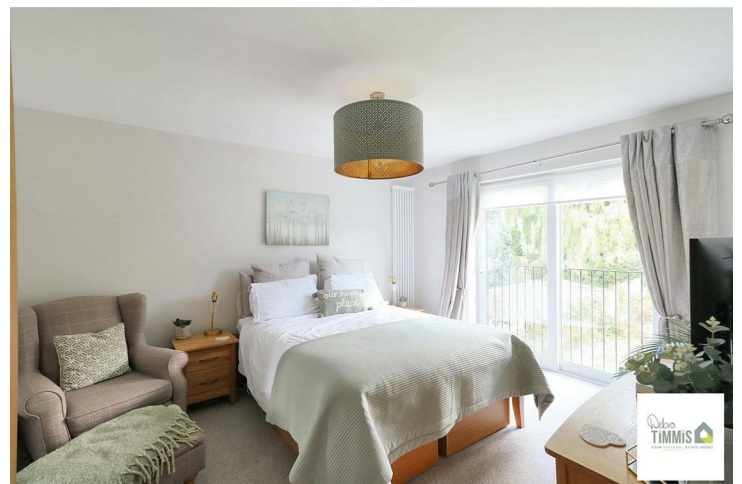
Landing

Double glazed window to the side aspect.

Bedroom One

13'4" x 11'5" (4.08 x 3.48)

Double glazed patio door with Juliet balcony overlooking the stunning rear garden. Feature radiator.



Bedroom Two

13'9" x 11'5" (4.20 x 3.50)

Double glazed window. Radiator.

Bedroom Three

9'7" x 6'8" (2.93 x 2.05)

Double glazed window. Radiator.

Shower Room

9'11" max x 9'6" (3.03 max x 2.91)

Stylish suite comprises, walk-in shower cubicle with mains waterfall shower, his and her vanity wash hand basins and low level WC. Two double glazed windows. Cupboard housing gas central heating boiler. Two double glazed windows.



gates with access to the beautiful landscape garden that stretches out in a harmonious blend of color, texture and tranquility. Lush green lawns are framed by blooming flowerbeds. Decorative patio/seating area with access to the delightful garden room/home office.



Garden Room/Home Office

13'8" x 11'5" (4.17 x 3.48)

Double glazed window and French door. Two sky light. Power and light.

Externally

To the front aspect there is a tarmacadam driveway providing ample off road parking. Well stocked feature garden. Double



Approx Gross Internal Area
101 sq m / 1082 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft



First Floor
Approx 51 sq m / 546 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: D

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		
		73
	47	
England & Wales		EU Directive 2002/91/EC

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