



# ESTATE AGENTS

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**Pinetree Drive, Blythe Bridge, Stoke-On-Trent, ST11 9HF**

**Offers in the  
region of  
£599,950**

\* FOUR BEDROOM DETACHED HOUSE \* GREAT LOCATION

\* PERFECT FOR THE GROWING FAMILY

\* BEAUTIFULLY PRESENTED

\* PLENTY OF PARKING \* DOUBLE GARAGE

\* VIEWING A MUST

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# Pinetree Drive, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

What a fantastic opportunity to purchase a stunning, individually designed, executive family home, which has been built to a high specification! This spacious dwelling is perfect for the growing family and located in the village of Blythe Bridge, which is close to fantastic schools and amenities. You are greeted with a welcoming entrance hall, lounge, modern kitchen family room, utility, study and cloaks. To the first floor, a master bedroom with en-suite; bedroom two also comes with an en-suite and further two good sized bedrooms and spacious family bathroom. Externally the property is secured via electric gates, behind which there is a blocked paved drive providing ample parking, leading to an integrated double Garage. To the rear of the property is a spacious garden offering a patio, grassed area. VIEWING IS A MUST.

### GROUND FLOOR

#### ENTRANCE HALL

Welcoming entrance hall, ceiling light point, radiator, under stairs storage cupboard.

#### LOUNGE 21'7" x 14'11" (6.58 x 4.55)

Inglenook fire place, ceiling light point, radiator, T.V. aerial point, double glazed window.

#### FAMILY KITCHEN 27'1" x 28'0" (8.27 x 8.54)

Recently extended, fitted with a range of wall and base units and stunning granite work tops, built in double oven, integrated dishwasher and fridge freezer, sink and drainer with mixer tap. Recessed lighting and ceramic tiled floor, designer radiators. Bi Fold doors leading to the garden.

#### STUDY 8'4" x 5'8" (2.55 x 1.75)

Fitted desk, ceiling light point, radiator.

#### UTILITY 12'11" x 6'2" (3.95 x 1.88)

Fitted with a range of wall and base units, sink and drainer, integrated fridge and freezer, door leading to double garage.

#### CLOAKS

Fitted with a two piece suite comprises: Pedestal wash hand basin, low level w.c. Ceiling light point, radiator.

### FIRST FLOOR

#### MASTER BEDROOM 14'6" x 13'10" (4.42 x 4.22)

Fitted wardrobes, ceiling light point, radiator, double glazed window

#### EN SUITE 6'2" x 11'10" (1.89 x 3.62)

Fitted with a four piece white suite comprises: panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c.

#### BEDROOM TWO 13'8" x 12'7" (4.17 x 3.85)

Fitted wardrobes, ceiling light point, radiator, double glazed window

#### EN SUITE 6'7" x 4'1" (2.02 x 1.25)

Fitted with a three piece white suite comprises: Separate shower enclosure, wall mounted wash hand basin, low level w.c.

#### BEDROOM THREE 12'10" x 12'7" (3.92 x 3.85)

Fitted wardrobes, ceiling light point, radiator, double glazed window

#### BEDROOM FOUR 13'10" x 11'11" (4.22 x 3.65)

Fitted wardrobes, ceiling light point, radiator, double glazed window



# Pinetree Drive, Blythe Bridge, Stoke-On-Trent,

## BATHROOM 10'1" x 10'0" (3.08 x 3.07)

Fitted with a four piece white suite comprises: Large oval bath, wash hand basin, low level w.c. Bidet.

## EXTERNALLY

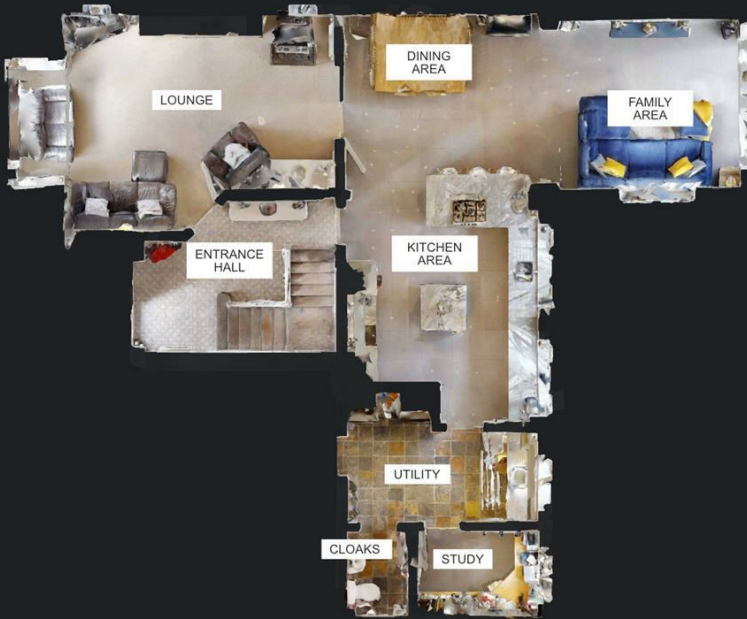
To front are electric gates with a large block paved drive leading to a double garage. To the rear is an enclosed garden with patio seating, large lawn with a variety of planting throughout.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

Pinetree Drive, Blythe Bridge FLOOR PLAN



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