



ESTATE AGENTS

... the key to a successful move



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

w: www.keysestateagents.co.uk

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



Available for this property!

To view please look within the menu.



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.

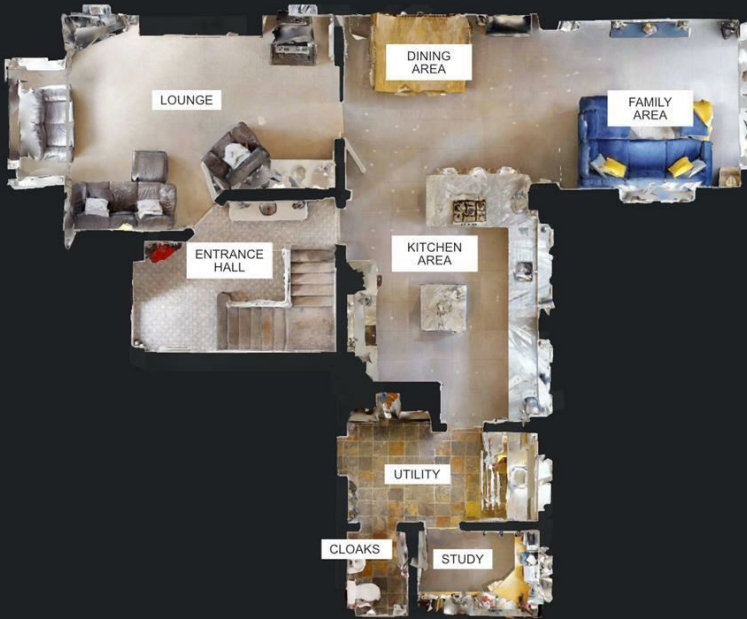
EXTERNALLY

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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



Ground Floor



First Floor

Pinetree Drive, Blythe Bridge FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
Written quotations of credit terms available on request. A life assurance policy may be required