



Travis Way, Blythe Bridge
Stoke-On-Trent, Staffordshire, ST11 9FD
£280,000



THE SEARCH IS OVER - You really don't need to touch a thing in this spacious three bedroom detached family home! This property personifies the perfect modern home that's flawless from top to bottom, making it the move-in ready home you've been searching for! Located on a wonderful new residential estate in Blythe Bridge, this property is in close proximity to transport links, shops and amenities and good schools.

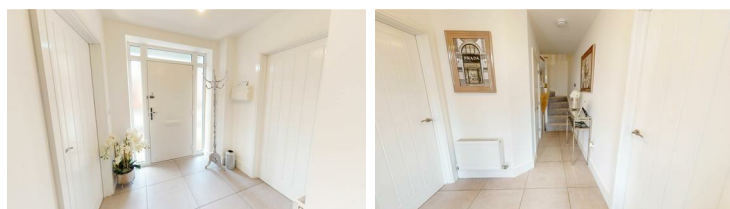
Upon entry you will first enter the bright and spacious hallway which has a handy ground floor WC just off and stairs to the first floor. Next you will be guided into the well-sized lounge area which benefits from two windows to the side and a window to the front of the property allowing for light to pass seamlessly through the space to give a bright and airy feel. Completing the ground floor is the kitchen and dining space that's enhanced by matching gloss wall and base cabinets offering plentiful storage space as well as integrated appliances and a double oven with 5 ring gas hob, plus plenty of worktop space to prepare and cook your meals. Additionally, there's ample space for a dining table and it even has a utility cupboard to keep the noisier appliances out of the way.

Moving on up to the first floor where the landing offers access to three beautifully presented double bedrooms (two of which have fitted wardrobes) that are a real testament to the current owners, with the master bedroom benefitting from an ensuite shower room. Completing the first floor is a gorgeous contemporary bathroom with a lovely suite in white and shower over the bath.

The property comes with a NEST thermostat which is accessed by a mobile app helping save on energy bills.

Outside occupies a low maintenance garden to the side which is mainly laid to lawn. Moreover, there's a driveway providing off road parking for two cars and a detached garage to the side of the property.

Entrance Hallway



Tiled flooring, nest thermostat, radiator and composite door to front.

Lounge 10'6" x 18'4" (3.22 x 5.6)



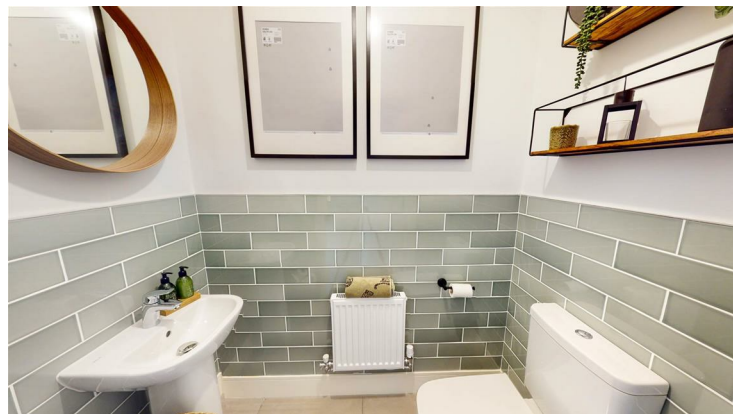
Radiator and three double glazed windows with wooden blinds fitted.

Kitchen/Diner 9'0" x 18'4" (2.75 x 5.61)



Range of wall and base units with preparation work surfaces over incorporating sink/drain. Integrated oven, gas hobs with extractor over, integrated fridge/freezer and dishwasher. Utility cupboard, radiator, tiled flooring, double glazed window to front with wooden blinds fitted and UPVC french doors opening into rear garden.

Ground Floor W.C 3'2" x 5'8" (0.98 x 1.75)



White W.C and wash hand basin. Radiator, tiled flooring and part tiled walls.

Landing Storage cupboard.

Master Bedroom
9'2" x 13'9" (2.81 x 4.20)



Radiator, fitted wardrobes and French doors opening into Juliet balcony.

Ensuite
9'2" x 4'4" (2.81 x 1.33)



Having white three piece suite comprising; shower cubicle, wash hand basin and WC. Part tiled walls, chrome heated towel rail and double glazed window to side.

Bedroom Two
10'9" x 9'11" (3.29 x 3.03)



Built in wardrobe, wooden blinds, radiator and double glazed window to side.

Bedroom Three
11'1" x 8'2" max (3.38m x 2.49m max)



Radiator, wooden blinds, double glazed windows to front and side.

Family Bathroom
6'2" x 6'2" (1.90 x 1.90)



Having white three piece suite comprising; panelled bath with shower off taps, wash hand basin and WC. Part tiled walls, chrome heated towel rail and double glazed window to front.

Garage
With up & over door.

Front



Driveway providing off road parking and access to garage.

Rear



Enclosed rear garden mainly laid to lawn with gated access to the drive.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

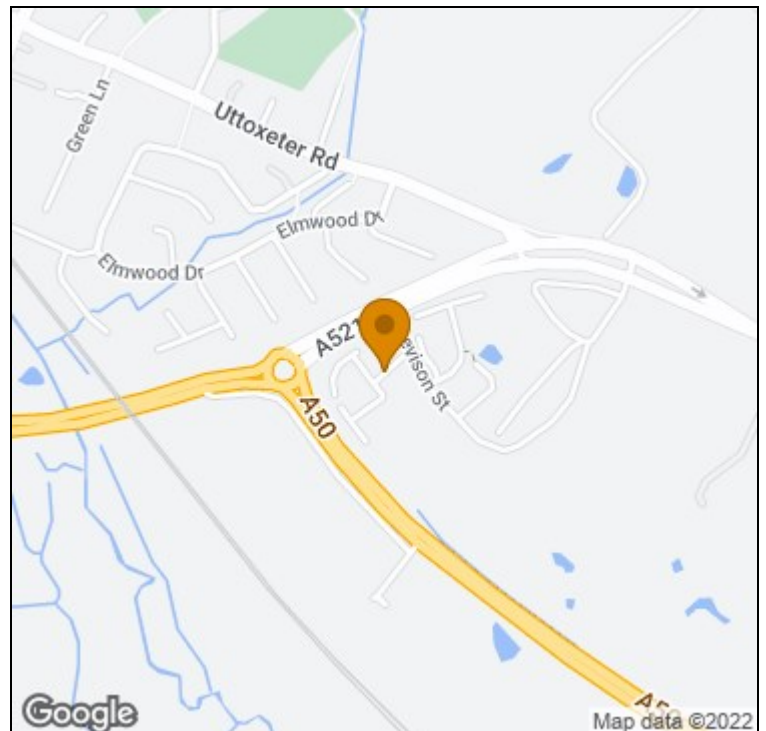


TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		84
(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		

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



t: 01782206713 e: r.norton@goodchilds-uk.com

www.goodchilds-uk.com