

Royal Close Baddeley Green Stoke-On-Trent ST2 7QD



**Offers In The Region Of £335,000**

## Royal Close, Baddeley Green, Stoke-On-Trent, ST2 7QD

Have we got something special for you -  
A spacious detached house ready to view -  
Windows wide, the sunlight spills,  
Rooms to fill with laughter, thrills.  
A garden waits, with blooms that grow,  
A place to call home, where hearts will glow.  
If this **FOUR BED DETACHED** property sounds like your perfect new home  
Call the team at Debra Timmis, we're waiting for you to phone

Located in the desirable area of Royal Close, Baddeley Green, this well-presented detached family house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious open-plan lounge and dining room, ideal for both relaxation and entertaining. The breakfast kitchen is thoughtfully designed, providing ample space for family meals, and is complemented by a utility room for added practicality.

This charming home boasts four generously sized bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and comfort for the whole family. The additional three bedrooms are well-proportioned, making them perfect for children, guests, or even a home office. A family bathroom serves the remaining bedrooms, providing modern amenities for everyday living.

Outside, the property benefits from ample off-road parking, along with an integral garage, making it convenient for families with multiple vehicles. The absence of any upward chain allows for a smooth transition into your new home, making this property an attractive option for prospective buyers. In summary, this detached house in Baddeley Green is a fantastic opportunity for families seeking a spacious and well-located home. With its thoughtful layout and modern features, it is sure to meet the needs of contemporary family living.

### Entrance Hall

Upvc door and double glazed window to the front aspect. Radiator. Useful storage cupboard. Stairs off to the first floor.

### Open-Plan Lounge/Dining Room

#### Lounge Area

16'7" x 10'7" (5.07 x 3.25)

Double glazed window. Radiator. Coving to ceiling. Archway to dining area.

#### Dining Area

11'0" x 8'11" (3.37 x 2.74)

Double glazed French doors with access into the rear garden. Radiator.



### Breakfast Kitchen

10'3" x 9'8" (3.14 x 2.95)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob, extractor hood and built-in oven. Stainless steel inset sink with single drainer and mixer tap. Part tiled splash backs. Space for breakfast table. Useful storage cupboard. Double glazed window to the rear aspect. Radiator.



### Utility Room

5'10" x 5'10" (1.79 x 1.78)

Double glazed window to the rear aspect. Stainless steel sink with single drainer, mixer tap. Wall mounted gas central heating boiler. Space for washing machine. Upvc door to the side aspect. Access to the WC.

### Separate WC

5'10" x 3'5" (1.80 x 1.06)

Double glazed window to the side aspect. Low level WC and wash hand basin. Radiator.

## First Floor

### Landing

Airing cupboard. Loft access.

### Master Bedroom

14'4" to robe x 10'9" (4.37 to robe x 3.28)

Double glazed window. Built-in wardrobes. Radiator. access to the en-suite shower room.



### En-Suite Shower Room

5'11" x 3'4" plus shower (1.81 x 1.03 plus shower)

Suite comprises, shower, wash hand basin and low level WC. Double glazed window. Radiator.

### Bedroom Two

11'3" x 7'6" (3.43 x 2.29)

Double glazed window. Radiator.

### Bedroom Three

14'9" x 8'5" (4.51 x 2.59)

Double glazed window. Radiator.

### Bedroom Four

11'8" x 7'4" (3.56 x 2.25)

Double glazed window. Radiator.

### Family Bathroom

7'4" x 5'11" (2.26 x 1.82)

Suite comprising, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled splash backs. Heated towel rail. Double glazed window.

### Externally

Ample off road parking to the front aspect with access to the integral garage. Side access to the enclosed rear garden. At the rear there is a patio seating area, lawn garden with a variety of maturing shrubs and tree's.



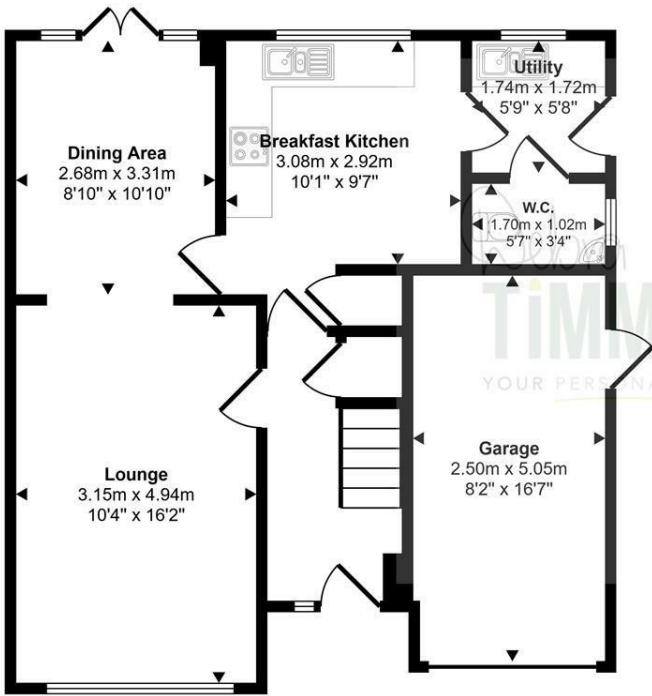
### Integral Garage

16'9" x 8'2" (5.11 x 2.51)

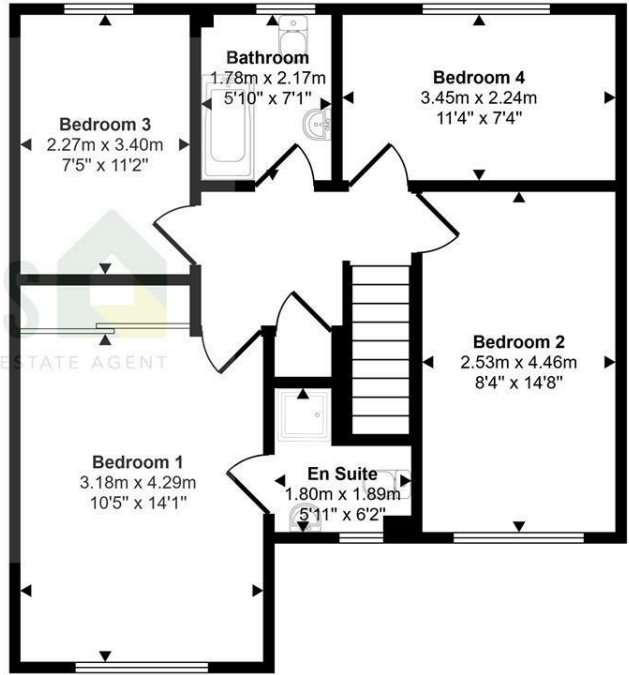
With electric door. Power and light.



Approx Gross Internal Area  
121 sq m / 1300 sq ft



Ground Floor  
Approx 62 sq m / 669 sq ft



First Floor  
Approx 59 sq m / 631 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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