CARTERS
ESTATE AGENTS

95 Baddeley Hall Road

Baddeley Green, ST2 7LE

Offers over £190,000

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Here at Carters we are delighted to present this attractive three-bedroom family home, ideally located in the sought-after area of Baddeley Green.

Boasting excellent curb appeal, the property features a smart block-paved driveway providing off-road parking for two vehicles. To the rear, you'll find a beautifully landscaped garden designed for both style and low maintenance, complete with two Indian stone patio seating areas and an artificial lawn—perfect for relaxing or entertaining.

Upon entering, you are welcomed into a spacious open-plan living and dining area, enhanced by a charming multi-fuel stove. Sliding doors lead through to a bright conservatory, offering lovely views over the rear garden. The modern breakfast kitchen is generously sized and fitted with integrated appliances alongside contemporary cabinetry.

Upstairs, the property offers three well-proportioned bedrooms and a stylish, modern shower room featuring sleek matte black fixtures. A further staircase leads to a converted loft space, complete with two Velux roof windows, creating a versatile additional area ideal for a home office, hobby room, or storage.

This move-in ready home is perfectly suited to first-time buyers or growing families alike.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

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Entrance Hallway
Composite double glazed entrance door to the front elevation.
Stairs to the first floor. Recessed ceiling down lighters. Radiator.

Living / Dining Room
10' x 19'6" (3.05m x 5.94m)
UPVC double glazed window to the front elevation. UPVC double glazed sliding patio doors to the rear elevation to the conservatory.
Multifuel stove burner with a slate hearth and a slate feature wall behind. Coving to the ceiling. Two radiators. TV point.

Conservatory
10'3" x 8'10" (3.12m x 2.69m)
UPVC double glazed French doors to the side elevation. UPVC double glazed windows to the side and rear elevations. Self cleaning glass roof.
Feature wall lights. Radiator. Tiled flooring.

Kitchen
19'8" x 11' (5.99m x 3.35m)
Composite double glazed entrance door to the side elevation. Three UPVC double glazed windows to the side and rear elevations.
Contemporary high gloss fitted kitchen having a range of wall, base and drawer units. Wood effect laminate work surfaces. Resin one and a half bowl sink with a mixer tap and a drainer. Built in double electric oven/grill. Four ring gas hob with an extractor over. Integrated dishwasher. American style fridge freezer (available via separate negotiation). Space and plumbing for a washing machine. Space for a tumble dryer. Built in under stairs storage cupboard. Recessed ceiling down lighters. Radiator. Tiled flooring.

Stairs and Landing
Built in airing cupboard. Stairs to the loft space.

Bedroom One
10'5" x 11'7" (3.18m x 3.53m)
UPVC double glazed window to the front elevation.
Built in wardrobe. Radiator.

Bedroom Two
13'8" x 8'11" (4.17m x 2.72m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator.

Bedroom Three
10'7" x 6'5" (3.23m x 1.96m)
UPVC double glazed window to the front elevation.
Radiator.

Bathroom
UPVC double glazed window to the rear elevation.
Modern three piece suite comprising of; a shower enclosure with an electric shower, vanity basin unit with storage under and a mid level w.c.
Partially tiled walls. Extractor fan. Recessed ceiling down lighters. Panel radiator. Vinyl flooring.

Stairs to the Loft Space

Loft Space
9'4" x 20'10" (2.84m x 6.35m)
Two Velux roof lights.
Feature wall lights. Eaves storage space. Radiator.

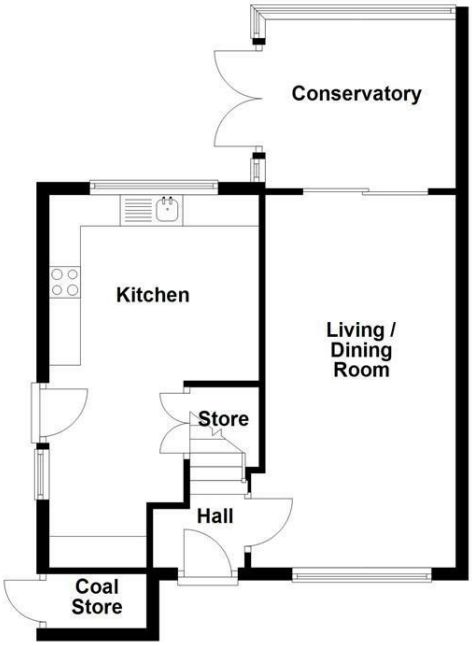
Externally
To the front of the property, a smart block-paved driveway provides off-road parking for two vehicles, complemented by steps rising to the entrance door. A neatly presented stone border hosts a variety of seasonal plants and shrubs, enhancing the kerb appeal, while a side access door leads conveniently to the rear garden and benefits from an external tap.

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring two Indian stone patio seating areas, artificial lawn, and decorative gravel beds with a selection of established plants and shrubs. Further benefits include a double outdoor power socket and two useful sheds, both with power connected.

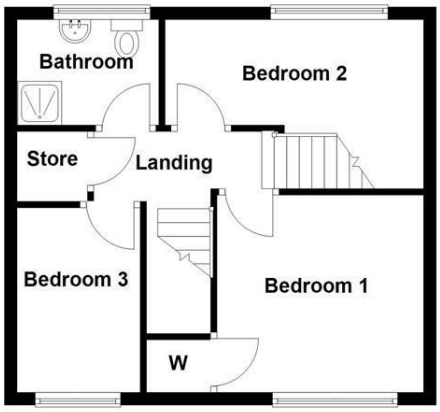
Additional Information
Freehold. Council Tax Band A.
Total Floor Area: 94 Square Meters / 1011 Square Foot.

Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

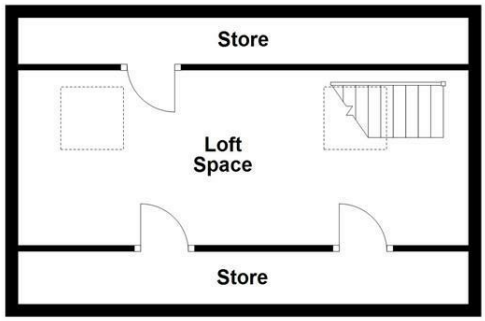
Ground Floor



First Floor



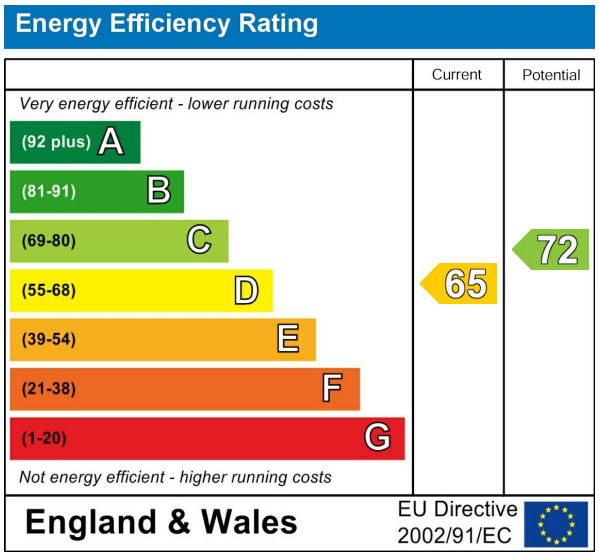
Second Floor

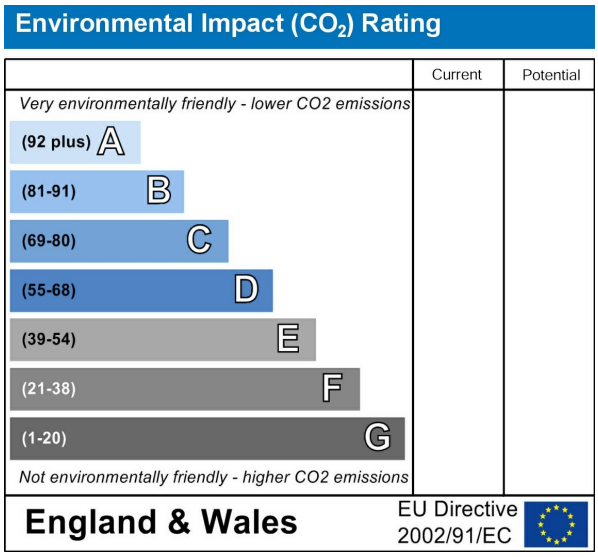


Road Map

Hybrid Map

Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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