



3 Braithwell Drive, Milton, Stoke-On-Trent, ST2 7NT

Offers In The Region Of £245,000

- Semi-detached three-bedroom property positioned within a highly sought-after and well-established residential area
- Spacious and versatile family accommodation throughout, ideal for a range of buyers including growing families and first-time purchasers
- Bright and welcoming sitting room complemented by a garden room and separate dining room, offering flexible living and entertaining space
- Impressive garden room with solid roof, creating a comfortable year-round additional living area with views over the garden
- Well-proportioned kitchen with ample storage and workspace, conveniently positioned for everyday family living
- Three good-sized bedrooms providing comfortable accommodation, with potential for home office or guest room use

3 Braithwell Drive, Stoke-On-Trent ST2 7NT

Whittaker & Biggs are delighted to offer to the market this charming semi-detached house on Braithwell Drive. Spanning an impressive 1,625 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The three well-proportioned bedrooms ensure that there is plenty of room for family or guests.

One of the standout features of this home is the delightful garden room, complete with a solid roof, which creates a perfect retreat for enjoying the beauty of the outdoors, regardless of the weather. The south-west facing rear garden is a true gem, allowing for excellent afternoon and evening sunshine, making it an ideal spot for summer barbecues or simply unwinding after a long day.



Council Tax Band: B



Ground Floor

Hall

4'2" x 3'3"

Composite double glazed door to the frontage, stairs to the first floor, radiator.

Sitting Room

14'4" x 11'8"

UPVC double glazed bay window to the frontage, wall mounted electric fire, radiator, ceiling spotlights.

Dining Room

9'5" x 7'9"

Wood glazed French doors to the conservatory, white vertical column radiator.

Garden Room

13'9" x 9'9"

UPVC double glazed construction, solid roof, French doors to the rear, radiator.

Kitchen

11'9" x 11'8"

Two UPVC double glazed windows to the rear, composite double glazed door to the frontage, units to the base and eye level, AEG ceramic induction hob, extractor hood, Hoover electric fan assisted oven, space and plumbing for a washing machine, space and plumbing for a dishwasher, integral fridge freezer, stainless steel sink and a half with drainer, chrome mixer tap, vintage style radiator, understairs storage cupboard with space for a tumble dryer.

First Floor

Landing

6'2" x 5'11"

UPVC double glazed window to the side aspect, loft hatch.

Bathroom

7'11" x 5'9"

UPVC double glazed window to the frontage, L-shaped bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, vanity wash hand basin, chrome waterfall mixer tap, concealed cistern low level WC, chrome ladder radiator, inset ceiling spotlights, airing cupboard.

Bedroom One

12'8" x 8'7"

UPVC double glazed window to the rear, fitted wardrobes and cupboards, white vertical column radiator.

Bedroom Two

11'6" x 8'7"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

9'8" x 5'10"

UPVC double glazed window to the rear, radiator.

Loft

Boarded, pull-down-ladder, light, housing the combi boiler.

Externally

To the frontage, paved driveway suitable for multiple vehicles, wall and fence boundary, area laid to lawn, mature trees and shrubs, gated access to the rear.

To the rear paved patio, artificial lawn, fence boundary, timber shed, pond, mature trees and shrubs.

AML REGULATIONS

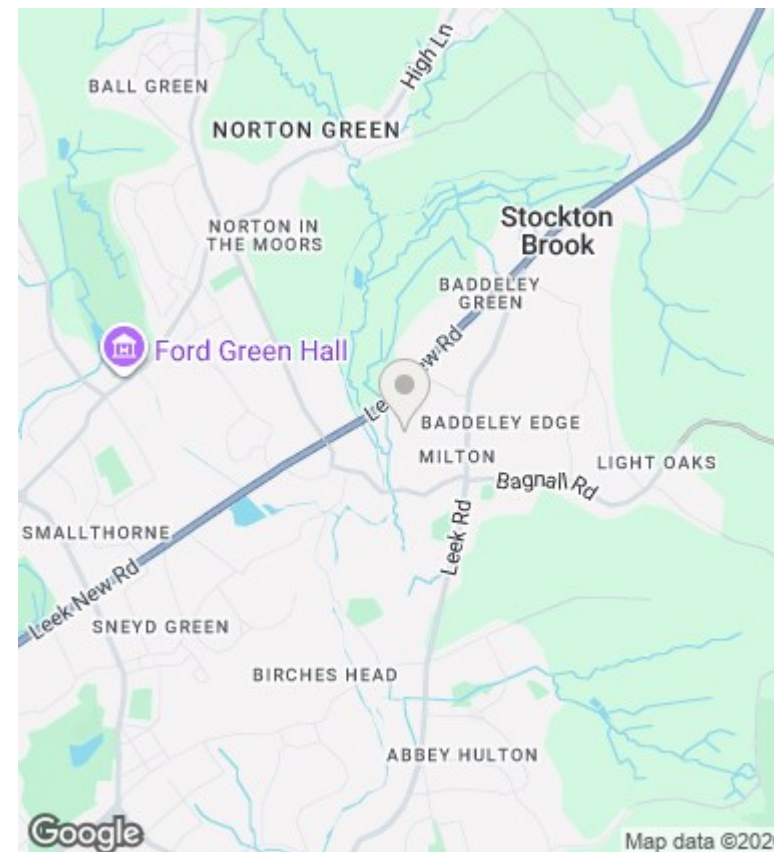
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(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	