



18 Beswick Brook Close

Baddeley Green, Stoke-On-Trent, ST2 7QE

Sunsets are proof that no matter what happens, everyday can end beautifully! Set your sights on Beswick Brook Close, nestled away in the corner of a quiet cul-de-sac, you can admire sunset after sunset over the open fields whilst relaxing in this immaculate, four bed, detached family home! The accommodation on offer comprises a lounge, playroom, dining room, modern fitted kitchen, utility room, four bedrooms, en-suite to the master and a family bathroom. Externally, the property sits on a sizeable plot with gardens to the front, side and rear and open views over fields to take in them stunning sunsets on summer days. Located in the extremely popular area of Baddeley Green, close to local amenities, excellent schooling, commuter links and canal towpaths. Looking for something with a view, then look no further, call today to book a viewing on Beswick Brook Close.

Offers in excess of £350,000

18 Beswick Brook Close

Baddeley Green, Stoke-On-Trent, ST2 7QE



- STUNNING DETACHED HOME
- UTILITY & CLOAKROOM
- CONTEMPORARY FAMILY BATHROOM
- SOUGHT AFTER LOCATION AND PROPERTY, VIEW IT WHILE YOU CAN!
- LOUNGE, DINING ROOM & PLAYROOM
- FOUR GOOD SIZED BEDROOMS
- AMPLE OFF ROAD PARKING
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- GOOD SIZED REAR GARDEN, FULLY ENCLOSED

GROUND FLOOR

Entrance Hall

16'1" x 6'6" (4.91 x 2.00)

A composite door to the front aspect. Radiator and stairs to the first floor. Wooden flooring.

Cloakroom

6'5" x 2'11" (1.96 x 0.89)

Fitted with a suite comprising low level W.C. vanity wash hand basin with mixer tap. Vertical towel rail, tiled flooring and extractor fan.

Lounge

14'11" x 11'0" (4.55 x 3.36)

A double glazed window to the front aspect. Electric fireplace and radiator. Television and telephone point. Wooden flooring.

Play Room

11'6" x 9'3" (3.51 x 2.82)

A double glazed window to the front aspect. Radiator and wooden flooring.

Dining Room

11'0" x 9'6" (3.37 x 2.90)

Double glazed sliding patio doors to the rear aspect. Radiator and wooden flooring.

Kitchen

14'11" x 9'1" (4.57 x 2.78)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer with mixer tap. Coordinating work surface areas and partly tiled walls. Integrated appliances include double electric oven and double gas hob

with cooker hood above. Plumbing for a dishwasher and space for a fridge/freezer. Radiator and tiled flooring.

Utility Room

7'0" x 6'8" (2.15 x 2.05)

A door to the side aspect and double glazed window to the rear aspect. Fitted with base storage unit and an inset stainless steel sink and side drainer with mixer tap. Work surface areas and partly tiled walls. Plumbing for a washing machine and space for a tumble dryer. Radiator and tiled flooring.

FIRST FLOOR

Landing

11'0" x 8'8" (3.36 x 2.66)

Stairs from the ground floor. Loft hatch access and radiator. Door to storage cupboard.

Bedroom One

14'4" x 10'6" (4.38 x 3.22)

A double glazed window to the front aspect. Fitted wardrobes. Radiator and television point.

En Suite

7'2" x 6'8" (2.20 x 2.05)

A double glazed window to the front aspect. Fitted with a suite comprising a shower cubicle with a waterfall shower above, vanity wash hand basin with mixer tap, low level W.C. Extractor fan and vertical towel rail. Vinyl click flooring.

Bedroom Two

16'2" x 9'5" (4.93 x 2.88)

A double glazed window to the front aspect. Radiator and television point.

Bedroom Three

10'5" x 9'11" (3.20 x 3.04)

A double glazed window to the rear aspect. Radiator and television point.

Bedroom Four

9'4" x 8'4" (2.87 x 2.56)

A double window to the rear aspect. Radiator and television point.

Family Bathroom

7'1" x 5'11" (2.16 x 1.82)

A double glazed window to the rear aspect. Fitted with a suite comprising bath with waterfall feature, walk in shower with a waterfall shower above, vanity wash hand basin with mixer tap, low level W.C. Extractor fan and vertical towel rail. Tiled flooring.

EXTERIOR

The front of the property offers a tarmac drive and lawned garden with far reaching views. The side allows access to the rear garden, the rear garden has an artificial lawn and Indian stone paved area. Hot spot relay hot tub and summer house.

Garage

9'10" x 5'1" (3.02 x 1.56)

Partially converted the garage, used for storage with a door to the side aspect. Light and power.

Council Tax Band

Council Tax Band E

Purchaser should seek confirmation prior to completion

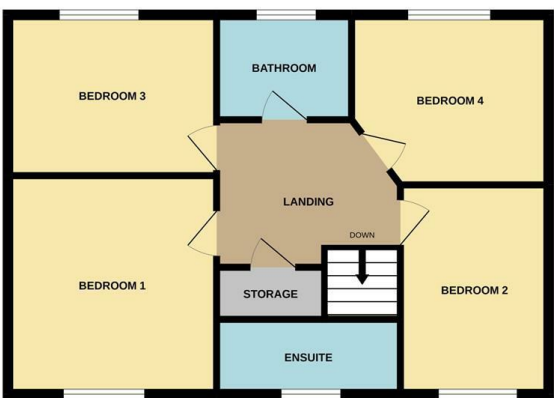


Floor Plan

GROUND FLOOR



1ST FLOOR



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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