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ESTATE AGENTS

10 Cedartree Grove

Sneyd Green, Stoke-On-Trent, ST1 6SY

A house is made with walls and beams; a home is built with love and dreams! Let your dreams come true with this stunning detached family home, nestled away down a private cul-de-sac this detached residence has been finished to the highest of standards. The accommodation on offer comprises a lounge with bay window, open plan modern fitted kitchen/diner and orangery with integrated NEFF appliances and Quartz work surface areas. To the first floor you will find four fantastic sized bedrooms, with a en-suite to the master, dressing room and also family bathroom. Externally the property benefits from a huge driveway with ample off road parking, an integral garage and a fully enclosed rear garden laid to lawn. Located in the popular area of Sneyd Green, close to local amenities, excellent schooling and commuter links to the main town centre. Its easy to fall in love when you see what is on offer at this delightful property, call today to book a viewing.

£355,000

10 Cedartree Grove

Sneyd Green, Stoke-On-Trent, ST1 6SY

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- STUNNING DETACHED PROPERTY
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN/DINER/ORANGERY
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM PLUS ENSUITE
- HUGE DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall
15'3" x 6'7" (4.67 x 2.01)
The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor and an under stairs storage cupboard. Radiator.

Cloakroom
7'8" x 2'7" (2.34 x 0.79)
A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin with tiled splashback. Extractor fan and ceiling spotlights. Ladder style towel radiator.

Lounge
17'7" x 10'10" (5.38 x 3.32)
A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Double glazed doors lead into the kitchen/diner. Television point and radiator.

Open Plan Kitchen/Diner/Orangery

Kitchen/Diner
23'10" x 10'1" (7.27 x 3.09)
A double glazed window overlooks the rear aspect coupled with a double glazed access door. Fitted with a range of wall and base storage units with inset ceramic sink unit and coordinating Quartz work surface areas. Integrated appliances include a NEFF induction hob with cooker hood above, double electric microwave/oven, NEFF washing machine and dishwasher. Ceiling spotlights and under floor heating. Bi-fold doors open into the orangery. Television point.

Orangery
13'6" x 11'3" (4.12 x 3.43)
Double glazed windows overlook the side and rear aspects coupled with patio doors leading out to the rear garden. Two Velux windows to the ceiling. Ceiling spotlights and radiator.

FIRST FLOOR

First Floor Landing
12'4" x 4'8" (3.77 x 1.43)
Loft access hatch.

Bedroom One
14'1" x 10'11" (4.30 x 3.35)
A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes, cupboards and dressing table. Radiator.

En-Suite
7'5" x 4'10" (2.28 x 1.48)
A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Extractor fan, fully tiled walls and ceiling spotlights. Ladder style towel radiator.

Bedroom Two
10'7" x 10'1" (3.25 x 3.08)
A double glazed window overlooks the front aspect. Fitted wardrobes and drawers. Radiator.

Dressing Room
5'10" x 5'5" (1.80 x 1.67)
A double glazed window overlooks the side aspect.

Bedroom Three
11'3" x 10'0" (3.45 x 3.05)
A double glazed window overlooks the rear aspect. Fitted wardrobes. Television point and radiator.

Bedroom Four
9'7" x 8'1" (2.93 x 2.47)
A double glazed window overlooks the front aspect. Radiator.

Bathroom
8'3" x 5'0" (2.52 x 1.53)
A double glazed window overlooks the side aspect. Fitted with a suite comprising walk in double shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Fully tiled walls and ceiling spotlights. Extractor fan and ladder style radiator.

EXTERIOR
To the front there is a large paved driveway with lawn area and to the rear the garden is fully enclosed and laid to lawn with a paved patio area and a raised decked seating area. Large garden shed with power and lighting. Fully enclosed by panelled fencing and side access gate.

Garage
16'4" x 8'3" (4.99 x 2.52)
Electric roller door with power and lighting.

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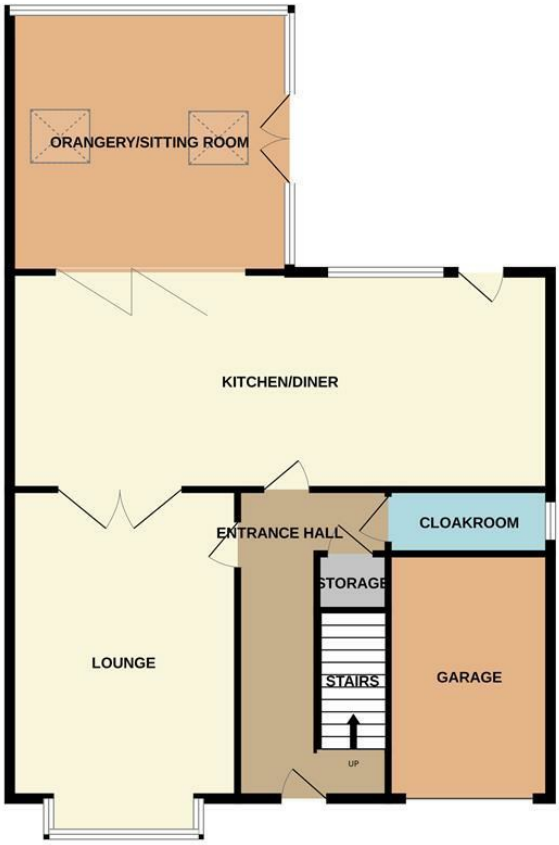
Floor Plan

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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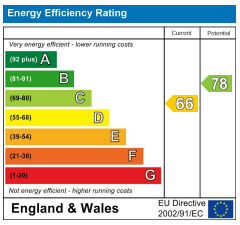

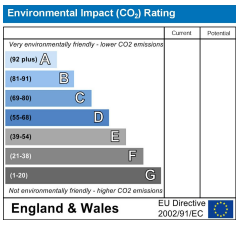

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