



12 Sapphire Drive

Milton, Stoke-On-Trent, ST6 8HJ

They say a Diamond is a girl's best friend, well what about a SAPPHIRE??? Because I am telling you now once you set your eyes on this stunning, spacious, detached property on SAPPHIRE Drive you will certainly have a new best friend! Immaculate throughout, the property comprises of lounge, dining room, huge conservatory, modern breakfast/kitchen, utility room, four bedrooms, bathroom and en-suite. Externally, the property benefits from off road parking and an integral garage. To the rear the property is fully enclosed and laid to lawn with a raised decked seating area. This SAPPHIRE is definitely becoming a girls best friend. Call today to book a viewing.

Offers in excess of £295,000

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- IMMACULATE DETACHED PROPERTY
- MODERN BREAKFAST KITCHEN
- BATHROOM PLUS EN-SUITE
- LANDSCAPED REAR GARDEN
- LOUNGE & DINING ROOM
- UTILITY ROOM & W.C
- INTEGRAL GARAGE
- HUGE CONSERVATORY
- FOUR BEDROOMS
- FREEHOLD PROPERTY

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Radiator.

Lounge

14'6" x 12'5" (4.42 x 3.81)

A double glazed window overlooks the front aspect. Double glazed doors lead into the dining room. Television point. Radiator.

Dining Room

12'3" x 8'0" (3.75 x 2.44)

Double glazed doors lead into the conservatory. Radiator.

Conservatory

18'5" x 16'1" (5.62 x 4.91)

A UPVC double glazed conservatory overlooks the side and rear aspect with double doors leading out to the rear garden. Television point and two radiators.

Breakfast Kitchen

11'3" x 10'9" (3.44 x 3.29)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Integrated electric oven and hob over with cookerhood above. Space for American style fridge/freezer. Integrated dishwasher. Coordinating work surface areas and breakfast bar. Under stairs storage cupboard. Radiator.

Utility Room

7'1" x 5'2" (2.16 x 1.58)

A double glazed window overlooks the side aspect and an access door leads out to the rear. Space and plumbing for washing machine. Radiator.

Cloakroom

7'1" x 5'2" (2.16 x 1.58)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin with tiled splashback. Radiator.

FIRST FLOOR

First Floor Landing

Loft access hatch. Ceiling spotlights.

Bedroom One

11'7" x 9'8" (3.55 x 2.97)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes. Radiator.

En-Suite

9'0" x 4'5" (2.75 x 1.36)

A double glazed window overlooks the side aspect. Fitted with a suite comprising double walk in shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Ceiling spotlights, extractor fan and ladder style towel radiator.

Bedroom Two

11'4" x 8'8" (3.46 x 2.65)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Three

10'6" x 10'0" (3.22 x 3.05)

A double glazed window overlooks the rear aspect. Fitted wardrobe and storage cupboard housing hot water cylinder. Radiator.

Bedroom Four

9'5" x 9'1" (2.88 x 2.79)

A double glazed window overlooks the front aspect. Fitted wardrobe. Radiator.

Bathroom

7'5" x 6'1" (2.28 x 1.87)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, vanity hand wash basin and low level W.C. Ceiling spotlights, extractor fan and shaver point. Radiator.

EXTERIOR

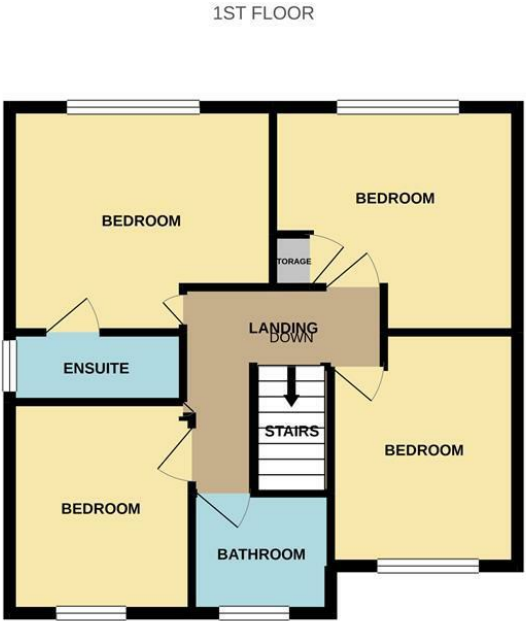
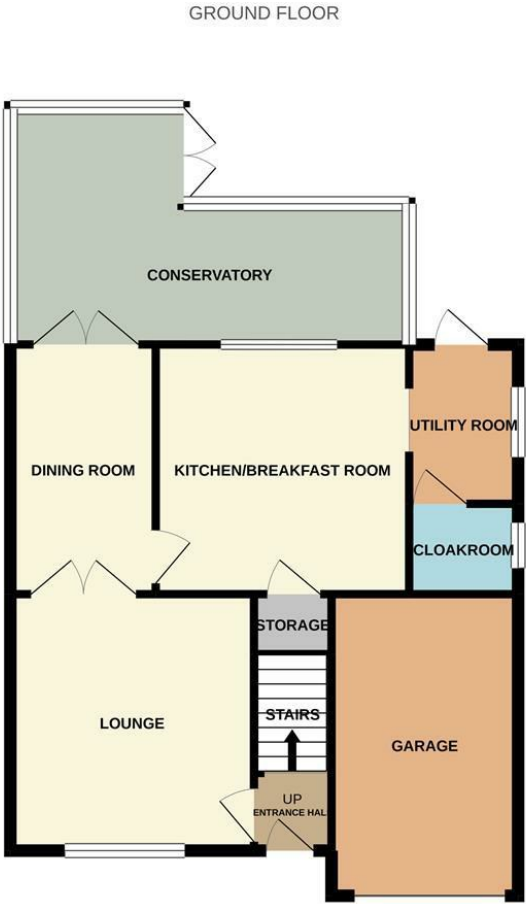
To the front there is a tarmac driveway leading to the integral garage. and to the rear the garden is enclosed and laid to lawn with a raised decked seating area and flower bed borders. Fully enclosed by panelled fencing and side access gate.

Garage

Integral garage with up and over door and central heating boiler.



Floor Plan



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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