



15 Amelia Close

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

I have the pleasure of cordially inviting you to the union of you and your new family home, Amelia Close! Dunn and Rate request your company to explore this delightful property and all it has to offer. The spacious and beautiful accommodation on offer comprises a large lounge, modern fitted kitchen, conservatory, four fantastic sized bedrooms, two with en-suites and a family bathroom. Externally the property benefits from off road parking to the front and a fully enclosed, landscaped rear garden, including a raised decked seating area with wooden pergola. The rear garden also houses a workshop and multi use conversion for a study/office. Nestled away down a cul-de-sac with views over the park the property is located in the desirable area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links. Please RSVP to your viewing on 01782 789369 as I have no doubt you will want to say 'I DO!!!!'

Offers in excess of £330,000

15 Amelia Close

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



- SPACIOUS DETACHED FAMILY HOME
- FOUR BEDROOMS
- OFF ROAD PARKING
- POPULAR LOCATION
- LARGE LOUNGE & CONSERVATORY
- TWO EN-SUITES PLUS CLOAKROOM
- FULLY ENCLOSED LANDSCAPED REAR GARDEN
- MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- OUTBUILDING INCLUDING WORKSHOP/OFFICE OR STUDY

GROUND FLOOR

Entrance Hall

The property has an entrance door to the front aspect. Stairs leading to the first floor.

Cloakroom

6'3" x 2'9" (1.93 x 0.85)

Fitted with a low level W.C and wash hand basin with tiled splash back. Under stairs storage and radiator. Extractor fan.

Lounge

20'7" x 11'8" (6.29 x 3.57)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors leading into the conservatory. Fireplace housing gas fire, television point and two radiators.

Kitchen

11'6" x 8'5" (3.53 x 2.57)

A double glazed window overlooks the front aspect coupled with an access door to the side aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob and cooker hood above. Space for fridge/freezer and washing machine. Radiator.

Conservatory

11'8" x 9'9" (3.56 x 2.99)

A UPVC conservatory with double glazed windows to the side and rear aspect, coupled with double glazed doors leading out to the rear garden. Radiator.

Bedroom Four

13'7" x 7'10" (4.15 x 2.41)

A double glazed window overlooks the

front aspect. Fitted storage cupboard with sliding doors.

Shower Room

5'1" x 4'5" (1.55 x 1.36)

Fitted with a shower unit, low level W.C and wash hand basin. Ceiling spotlights and extractor fan. Ladder style towel radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Large airing cupboard. Loft access hatch.

Bedroom One

11'11" x 11'6" (3.64 x 3.53)

A double glazed window overlooks the front aspect. Television point. Radiator.

En-Suite

8'7" x 5'4" (2.64 x 1.63)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Ceiling spotlights and extractor fan. Radiator with towel rail.

Bedroom Two

11'1" x 10'5" (3.40 x 3.19)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

8'0" x 7'8" (2.46 x 2.36)

A double glaze window overlooks the rear aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

Bathroom

8'7" x 7'6" (2.62 x 2.31)

A double glazed window overlooks the side aspect. Fitted with a suite comprising panelled bath with seperate shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Partly tiled walls, extractor fan and ceiling spotlights. Radiator with towel rail.

EXTERIOR

To the front the property has a large concrete pressed driveway, with gated access leading down the side of the property. To the rear the garden has been landscaped with paved patio areas, raised decked seating area with wooden pergola and lighting. Raised sleeper flower beds frame the garden which is fully enclosed by panelled fencing. There is a an outside water tap, plug sockets and also an electrical charging port.

Workshop

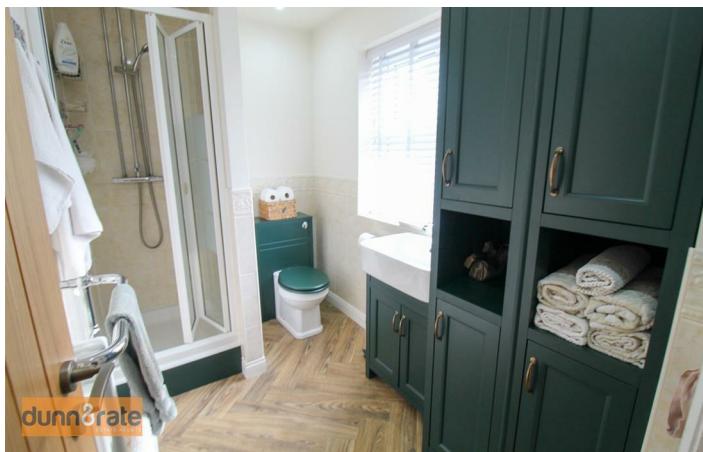
8 x 6 (2.44m x 1.83m)

The garden has a shed used for storage or a workshop. Side access door and power and lighting.

Office/Study/Summerhouse

13'2" x 7'3" (4.02 x 2.22)

Double doors to the front, with two windows to the side. Fully insulated and double skinned with power and lighting. Wall mounted electric heater.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		83
(81-91)	B		
(70-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	