



Poole House The Green

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

They say life's better POOLside and happiness is a day at the POOL! Well my happy home hunters put your toes on the edge and get ready to dive in as this outstanding, fully refurbished and extended detached property POOLe House is the true definition of style and sophistication. Finished to a spectacular standard, not one part of this spacious home or plot has been left untouched. The accommodation on offer is extremely sizeable and comprises of an outstanding kitchen/dining/family room, complete with island, integrated appliances and bi-fold doors out onto the rear garden. The lounge is cosy and the ground floor is completed with utility room and W.C. The first floor accommodation is made up of three great sized bedrooms and a chic family bathroom finished with freestanding bath and double shower unit. The second floor houses the master bedroom complete with shower ensuite. Externally the property benefits from ample off road parking, large lawned area and decked seating area. The property is located in the desirable area of Stockton Brook, nestled down a country lane on the border of the canal towpaths, it really is one not to be missed! Are you ready to take the plunge and swim your worries away, Poole House is all you need! Call today to book a viewing.

Asking price £419,950

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- HIGH SPECIFICATION DETACHED PROPERTY
- LOUNGE AREA
- BEAUTIFUL LOCATION
- EN SUITE BATHROOM
- OPEN PLAN KITCHEN/FAMILY ROOM
- ACCOMMODATION OVER THREE FLOORS
- NO UPWARD CHAIN
- UTILITY AND CLOAKROOM
- STUNNING FAMILY BATHROOM
- FOUR GOOD SIZED BEDROOMS

GROUND FLOOR

Rear Entrance Hall

6'7" x 5'3" (2.02 x 1.61)

The property has a double glazed door to the side aspect. Storage cupboard housing combi boiler.

Cloakroom

6'6" x 3'7" (2.00 x 1.10)

A double glazed window to the rear aspect. Low level W.C, wash hand basin and heated towel rail.

Lounge

15'5" x 13'11" (4.72 x 4.25)

A double glazed door to the front aspect and double glazed window to the front aspect. Open fireplace and radiator. Open stair case with wood banister and glass balustrade leading to the first floor. Television point.

Kitchen/ Family Room

29'4" x 24'9" (8.95 x 7.56)

Double glazed bi foldable doors to the side aspect and three double glazed windows to the front aspect. Fitted with a range of wall and base storage units with inset stainless sink unit with mixer tap and side drainer, coordinating work surface areas. Integrated appliances include an electric oven and microwave oven, induction hob, dishwasher and large fridge and large freezer. Two radiators, ceiling spotlights and television point.

Utility Room

7'11" x 5'1" (2.42 x 1.56)

A double glazed window to the rear aspect. Plumbing for a washing machine and space for tumble dryer. Sink with side drainer and coordinating work surfaces. Partly tiled walls, base storage units and radiator.

FIRST FLOOR

Landing

15'5" x 9'0" (4.72 x 2.75)

Stair case with wood banister and glass balustrade leading from the ground floor. Radiator.

Bedroom One

13'5" x 12'2" (4.10 x 3.71)

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

Bedroom Two

11'6" x 8'11" (3.52 x 2.74)

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

Bedroom Three

11'4" x 7'11" (3.47 x 2.43)

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

Bathroom

12'1" x 9'2" (3.69 x 2.80)

A double glazed window to the side aspect. Fitted with a suite comprising free standing bath with mixer tap and overhead shower. Double shower cubicle, vanity wash hand basin and low level W.C, fully tiled walls and flooring, extractor fan, ceiling spotlights and two heated towel rails.

SECOND FLOOR

Bedroom Four

23'2" x 14'2" (7.08 x 4.32)

A double glazed window to the side aspect and four sky lights. Two radiators, ceiling spotlights and eave storage cupboard.

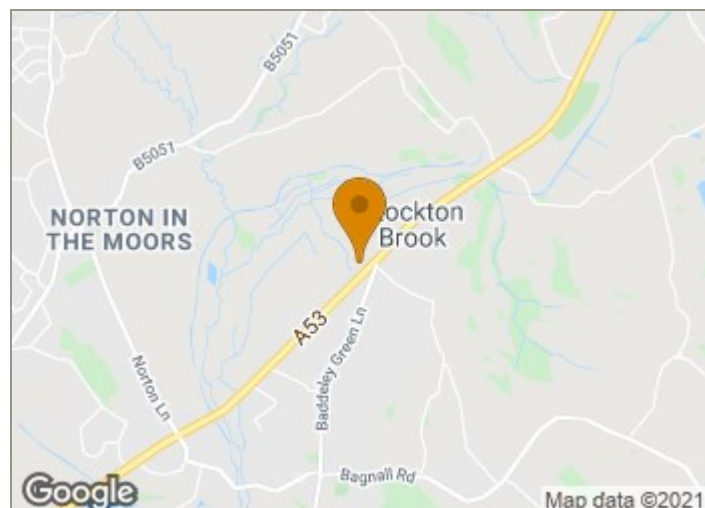
En Suite

8'10" x 6'7" (2.71 x 2.03)

Sky light. Fitted with a suite comprising double shower cubicle, wash hand basin and low level W.C, partly tiled, ceiling spotlights, heated towel rail and extractor fan.

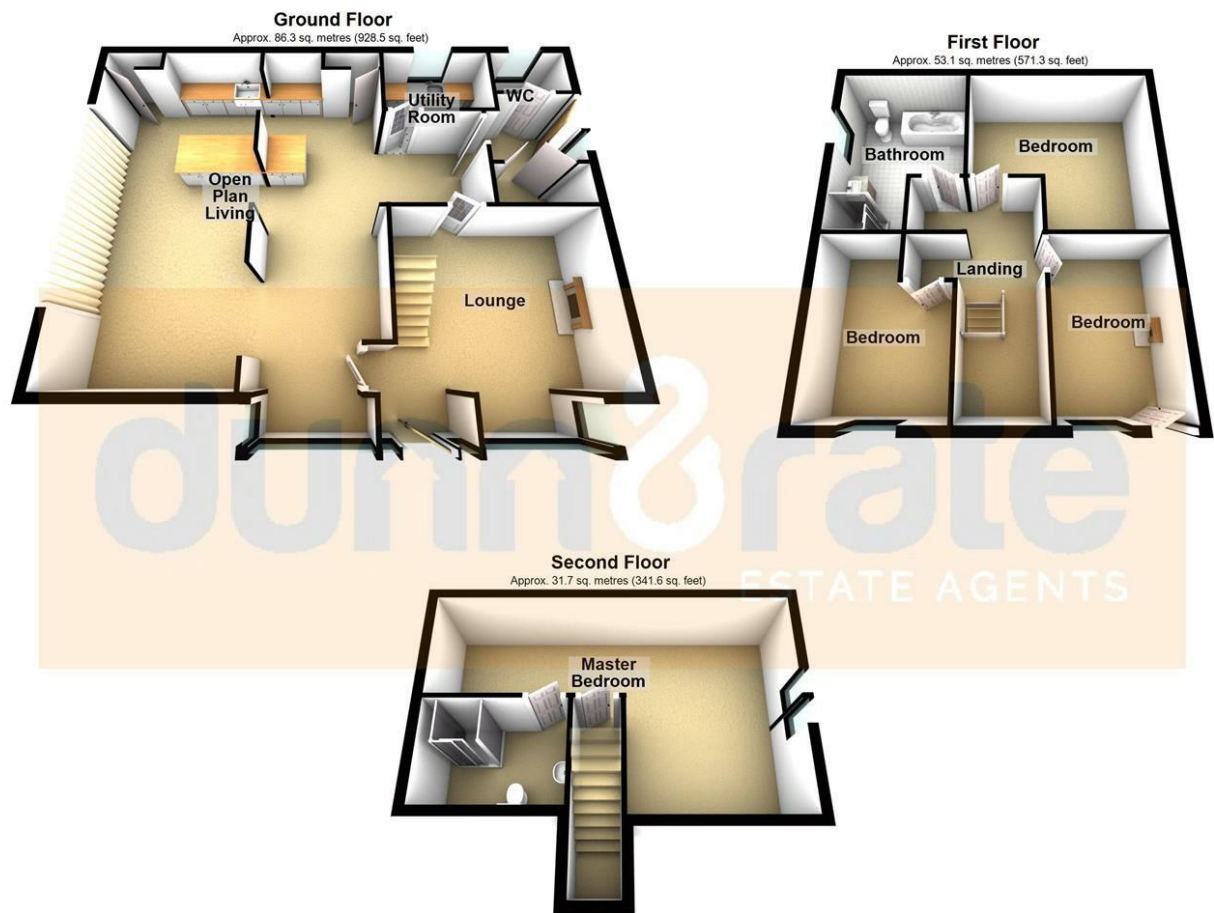
EXTERIOR

The property offers gated access, with a a gravelled driveway providing ample off road parking. The property offers a lawned and decked area which is fully enclosed.





Floor Plan



Total area: approx. 171.1 sq. metres (1841.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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