



The Greenways 11 Edge View Road Baddeley Green, Stoke-On-Trent, ST2 7HT

They say grass isn't always GREENER! Well I would have to agree, because if I owned this stunning property on THE GREENways I wouldn't be leaving. Individually built and nestled away down a private driveway this huge detached residence is one of a kind. Boasting four reception rooms, five bedrooms, fully fitted kitchen and contemporary bathrooms its the true definition of a large family home. Externally there is ample off road parking for numerous vehicles and a double garage. I hope you are GREEN fingered because the property is surrounded by a large lawned area with mature trees and shrubs to offer privacy. Make your friends GREEN with envy and secure this delightful home as yours! Call today to book a viewing.

£269,950

The Greenways 11 Edge View Road

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



- UNIQUE LARGE DETACHED PROPERTY
- FITTED KITCHEN & UTILITY ROOM
- TWO BATHROOMS
- DOUBLE GARAGE
- SPACIOUS LOUNGE
- STUDY & CONSERVATORY
- CLOAKROOM
- GAMES ROOM/SITTING ROOM
- FOUR BEDROOMS PLUS LOFT ROOM
- HUGE DRIVEWAY AND GARDEN

GROUND FLOOR

Entrance Hall

15'0" x 6'0" (4.59 x 1.85)

A double glazed door to the front aspect. Radiator and stairs to the first floor.

Cloakroom

8'5" x 3'2" (2.59 x 0.98)

A double glazed window to the side aspect. Low level W.C and wash hand basin. Radiator.

Lounge/ Dining Room

32'1" x 14'0" (9.78 x 4.29)

A double glazed window to the front aspect. two radiators and television point. Gas fireplace.

Family Room

18'7" x 11'10" (5.68 x 3.63)

A double door and windows to the front aspect. Doors leading to storage cupboards housing combi boiler and water tank. Radiator

Kitchen

15'1" x 14'10" (4.61 x 4.54)

A double glazed window to the rear aspect and door leading to the utility room. The kitchen is fitted with a range of wall and base storage units. Work surface areas and a Asterite one and a half sink unit and side drainer. Integrated electric oven and gas hob over and cooker hood above. Space and plumbing for dish washer and fridge/freezer. Television point and radiator. Storage cupboard.

Utility Room

11'10" x 4'9" (3.63 x 1.45)

A double glazed window overlooks the

rear aspect coupled with door to the side.

Fitted with wall and base storage units with one and half sink unit and side drainer. Work surface areas and partly tiled walls. Space for fridge freezer and tumble dryer.

Study

11'11" x 9'9" (3.65 x 2.99)

A double glazed window overlooks the front aspect. Radiator.

Conservatory

12'9" x 11'7" (3.90 x 3.55)

A upvc conservatory with a double glazed window to the side aspect.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the rear aspect. Radiator. Stairs leading to the loft room.

Bedroom One

20'8" x 12'0" (6.31 x 3.67)

A double glazed window overlooks the front aspect. Built in wardrobes. Television point and two radiators.

Jack & Jill En-Suite

11'11" x 3'10" (3.65 x 1.17)

A double glazed window overlooks the side aspect. Fitted with a suite comprising double shower unit, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

Bedroom Two

12'1" x 10'8" (3.69 x 3.26)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

10'5" x 10'0" (3.19 x 3.06)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

12'0" x 9'10" (3.66 x 3.01)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

18'6" x 11'10" (5.64 x 3.62)

A double glazed window overlooks the front aspect. Fitted with a suite comprising sunken bath with shower over, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator and heated towel rail.

SECOND FLOOR

Loft Room/Bedroom Five

20'6" x 14'7" (6.27 x 4.46)

A double glazed window overlooks the side aspect. Radiator.

Exterior

The property benefits from an extremely large tarmac driveway able to house numerous cars. The remaining part of the garden is laid to lawn with mature trees.

Double Garage

Power and light and electric doors.



Floor Plan

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