



1 Fletcher Crescent

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

Its time to live the high life at Fletcher Crescent! It's all about the three 'S's... Sought after. Sizeable. Stunning! This beautiful detached family home sits comfortably on a sizeable plot in the extremely sought after location of Baddeley Green! The property has been maintained to a high standard and the accommodation on offer comprises a large lounge complete with multi fuel log burning opening into a dining room with bay window and a sunny conservatory admires the rear garden. The breakfast kitchen is fitted out with NEFF integrated appliances, Corian work surface areas and touch sensitive wall and base units and is continued into the utility room. The ground floor is completed with a shower room and access into the integral garage. The first floor accommodation boasts four fantastic sized bedrooms, a en-suite shower room and family bathroom. Externally the property benefits from ample off road parking to the front and a fully enclosed south facing rear garden, laid mainly to lush lawns and a paved patio sitting area. Located in the popular area of Baddeley Green, close to excellent schooling, canal towpaths and local amenities. All it needs now is a new owner, then it will be SOLD! Call today to book a viewing to avoid disappointment.

£350,000

1 Fletcher Crescent

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



- STUNNING DETACHED PROPERTY
- MODERN FITTED BREAKFAST KITCHEN
- FOUR BEDROOMS
- LARGE REAR GARDEN
- LARGE LOUNGE/DINING ROOM
- UTILITY ROOM
- FAMILY BATHROOM PLUS EN-SUITE
- CONSERVATORY
- SHOWER ROOM
- OFF ROAD PARKING & INTEGRAL GARAGE

GROUND FLOOR

Entrance Hall

14'4" x 6'10" (4.37 x 2.09)

The property has a wooden glazed entrance door to the front aspect coupled with glazed inset. Under stairs storage cupboard. Amtico flooring and radiator.

Lounge

18'0" x 10'9" (5.49 x 3.30)

Double glazed sliding patio doors lead into the conservatory and an open archway leads into the dining area. Fireplace housing multi fuel log burner. Television point and radiator.

Dining Room

12'9" x 12'6" (3.89 x 3.83)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Radiator.

Conservatory

12'1" x 11'2" (3.69 x 3.41)

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

Breakfast Kitchen

14'6" x 8'9" (4.42 x 2.68)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset sink unit and side drainer with coordinating Corian work surface areas. Integrated appliances include a NEFF double oven, microwave and induction hob with cooker hood above, fridge and dishwasher. Ceiling spotlights, television point and radiator. Tiled flooring. Space for table and chairs.

Utility Room

15'9" x 6'11" (4.82 x 2.11)

A double glazed window overlooks the rear aspect coupled with double glazed access door leading out to the rear garden. Fitted with wall and base storage units with coordinating Corian work surface areas. Integrated Hotpoint dishwasher. Wall mounted central heating boiler. Tiled flooring. Radiator. Access door leads into the integral garage.

Shower Room

7'9" x 4'4" (2.37 x 1.33)

A double glazed window overlooks the side aspect. Fitted with a suite comprising a shower unit, low level W.C and vanity hand wash basin. Tiled flooring and ladder style towel radiator.

FIRST FLOOR

First Floor Landing

Bedroom One

13'1" x 10'9" (4.00 x 3.28)

A double glazed bay window overlooks the front aspect. Fitted with a range of wardrobes and drawers. Radiator.

Bedroom Two

13'3" x 8'7" (4.06 x 2.63)

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

En-Suite

8'6" x 6'6" (2.61 x 1.99)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising a shower unit, low level W.C and wash hand basin. Ceiling spotlights, partly tiled walls and extractor fan. Ladder style radiator.

Bedroom Three

11'10" x 8'9" (3.61 x 2.69)

A double glazed window overlooks the rear aspect. Fitted wardrobes and drawers. Radiator.

Bedroom Four

8'9" x 8'7" (2.69 x 2.63)

A double glazed window overlooks the rear aspect. Loft access hatch. Radiator.

Bathroom

6'9" x 6'8" (2.07 x 2.05)

A double glazed window overlooks the front aspect. Fitted with a suite comprising panelled bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls and ceiling spotlights. Extractor fan and ladder style towel radiator.

EXTERIOR

To the front the property has a block paved driveway leading to the integral garage. To the rear the property is fully enclosed with access to both sides and is laid mainly to lawn with a paved patio seating area, mature trees and shrubbery and garden shed. CCTV all around property.

Integral Garage

15'6" x 8'11" (4.74 x 2.74)

Electric up and over door with access door leading into the utility room. Power and lighting.



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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