

## 170 Baddeley Green Lane

### Baddeley Green, Stoke-On-Trent, ST2 7EY

When searching for your dream home the word "compromise" should not enter your vocabulary! I am delighted to say that with this superb detached bungalow on Baddeley Green Lane the word "compromise" is left firmly at the front door. Welcome to this beautifully presented and substantially extended three/four bedroom bungalow, offering contemporary living in one of the area's most sought-after locations. Finished to an exceptional standard throughout, this stunning home blends stylish modern design with practical family living.

Step inside to discover a spacious open-plan lounge, kitchen, and dining area – the true heart of the home – featuring a multi-fuel log burner and striking bi-fold doors that seamlessly connect the indoor space to a landscaped rear garden, perfect for entertaining or simply unwinding in the sun.

The sleek, high-spec kitchen flows effortlessly into the living space, creating a light-filled hub ideal for modern lifestyles. There are three generously sized double bedrooms, plus a versatile office or potential fourth bedroom, making this home ideal for families or those working from home.

The property also boasts a luxurious family bathroom and a stylish en-suite to the primary bedroom, both finished to a superb standard with high-quality fittings and attention to detail.

Externally, the home continues to impress with ample off-road parking and a beautifully landscaped garden offering both privacy and curb appeal. The pictures will do the talking for me this on this way, all that's left is for you to book a viewing and admire for yourself.

**Offers in excess of £450,000**

# 170 Baddeley Green Lane

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



- STUNNING SPACIOUS DETACHED BUNGALOW LOCATED IN BADDELEY GREEN
- STUDY/ POTENTIAL FOURTH BEDROOM
- AMPLE OFF ROAD PARKING
- IMPRESSIVE OPEN PLAN KITCHEN/ FAMILY ROOM WITH MULTI FUEL BURNER
- CONTEMPORARY FAMILY BATHROOM WITH WALK IN SHOWER
- ENCLOSED LANDSCAPED GARDEN
- THREE DOUBLE BEDROOMS, MASTER WITH AN EN SUITE
- UTILITY ROOM
- VERY POPULAR LOCATION, GET IT WHILE YOU CAN!!

## Entrance Hall

28'10" x 6'10" (8.79 x 2.09)

A composite door to the front aspect and UPVC windows. Radiator and door to storage cupboard. Loft hatch access. Ceiling spotlights.

## Kitchen Area

18'1" x 10'6" (5.52 x 3.22)

Fitted with a range of wall and base storage units with inset sink with mixer tap and side drainer. Coordinating quartz work surfaces. Integrated appliances include electric oven and electric induction hob with cooker hood above. Dishwasher. Space for an American style fridge/freezer. Radiator and tiled flooring. Ceiling spotlights.

## Open Plan Lounge/Dining Area

26'0" x 15'5" (7.93 x 4.70)

UPVC bi-fold doors to the rear aspect and UPVC windows to the rear and side aspect. Multi fuel burner and two radiators. Tiled flooring and ceiling spotlights.

## Utility Room

8'6" x 7'8" (2.60 x 2.36)

UPVC window to the front aspect. Coordinating work surface areas and plumbing for a washing machine. Space for a tumble dryer. Tiled flooring and wall mounted boiler. Radiator.

## Office/ Fourth Bedroom

11'1" x 9'4" (3.39 x 2.87)

Velux skylight above. Radiator and fitted wardrobe.

## Bedroom One

23'5" x 12'3" (7.16 x 3.74)

UPVC tilt and turn windows to the rear aspect. Fitted wardrobes and two radiators. Ceiling spotlights.

## En Suite

10'2" x 2'8" (3.11 x 0.82)

UPVC window to the rear aspect. Fitted with a suite comprising walk in shower with waterfall above. Wash hand basin and low level W/C/ Fully tiled walls and flooring. Radiator and ceiling spotlight.

## Bedroom Two

18'9" x 12'2" (5.73 x 3.71)

UPVC window to the front and

side aspect. Gas fireplace and two radiators.

## Bedroom Three

13'1" x 8'7" (4.00 x 2.62)

UPVC window to the front aspect. Fitted wardrobes and radiator.

## Bathroom

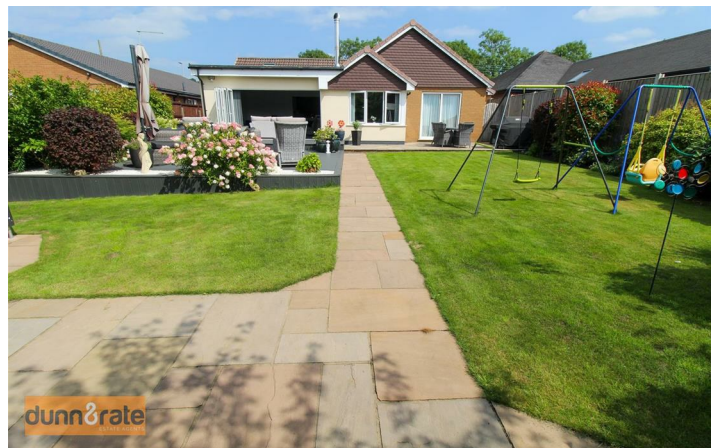
13'10" x 8'10" (4.23 x 2.70)

UPVC window to the front aspect. Fitted with a suite comprising bath with mixer tap and shower head, walk in shower, low level W/C and wash hand basin. Fully tiled walls. Radiator and tiled flooring. Ceiling spotlights.

## EXTERIOR

To the front of the property there is a block paved driveway providing space for multiple vehicles. To the rear there is a good sized enclosed landscaped garden with composite decking and indian stone patio. Lawned garden and two concrete panel sheds.





GROUND 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.  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

