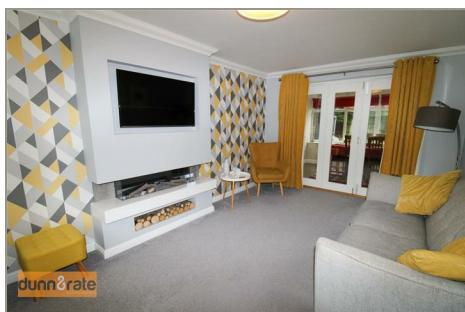




**dunn&rate**  
ESTATE AGENTS



## 34 Royal Way Baddeley Green, Stoke-On-Trent, ST2 7QB

A house to be admired, a haven to be desired and a home to be loved! Stunning in style and spacious in size, this superb, DETACHED residence is ready for its new owner! The perfect family home, with flexibility to suit, the accommodation on offer comprises of; a large lounge, modern fitted kitchen, dining room, utility, bedroom/playroom, study and cloakroom to complete the ground floor. To the first floor you will find access to three good sized bedrooms with fitted wardrobes, one with En-suite and a stylish family bathroom. The rear garden is fully enclosed and laid to lawn with mature shrubs and trees and paved patio areas. The front of the property benefits from a driveway leading to a garage. Located in the popular area of BADDELEY GREEN, close to local amenities, excellent schooling and canal towpaths. Its one to be adored, one not to be missed and one you need to make yours! Call today to book a viewing.

**Offers in excess of £320,000**

# 34 Royal Way

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



- IMMACULATE DETACHED HOME
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN & SEPARATE DINING ROOM
- STUDY WITH BESPOKE FITTED DESK
- UTILITY ROOM
- CONVERTED GARAGE FOR A BEDROOM OR PLAYROOM & STORAGE AT THE FRONT
- THREE GOOD SIZED BEDROOMS
- STYLISH BATHROOM & ENSUITE
- FULLY CLOSED SIZEABLE GARDEN
- EARLY VIEWING A MUST

### GROUND FLOOR

#### Entrance Hall

12'10" x 5'6" (3.93 x 1.69)  
A composite door opens to the front aspect. Flat panel radiator, storage cupboard and stairs to the first floor.

#### Cloakroom

4'3" x 2'5" (1.31 x 0.76)  
A UPVC window looks out to the front aspect. Fitted with a Low Level WC and wash hand basin with vanity unit. Tiled walls and radiator.

#### Lounge

16'6" x 9'8" (5.05 x 2.97)  
A UPVC window looks out to the front aspect. Bifold doors open into the dining room. Electric fireplace, radiator and TV point.

#### Dining Room

18'8" x 9'8" (5.70 x 2.97)  
UPVC windows look out to the rear garden, coupled with double patio doors. Radiator and TV point.

#### Kitchen

11'4" x 7'1" (3.47 x 2.18)  
A UPVC window looks out to the side aspect and a door opens into the utility room. Fitted with a range of wall and base storage units, inset stainless steel sink and drainer and coordinating work surface

areas. Appliances include gas hob, electric oven and fridge/freezer. Central Heating boiler and partly tiled walls. Spot lights.

#### Utility Room

8'0" x 6'0" (2.45 x 1.84)  
A UPVC window looks out to the rear aspect and a door opens to the side of the property. Fitted with base storage units, inset stainless steel sink and drainer, coordinating work surface areas and partly tiled walls. Flat panel radiator, space and plumbing for a washing machine and dishwasher.

#### Study

7'8" x 5'4" (2.35 x 1.63)  
A UPVC window looks out to the front aspect. Fitted with a desk and storage cupboards and column radiator.

#### Bedroom/Playroom

7'8" x 7'5" (2.35 x 2.28)  
A door opens into the garage, Velux window and radiator.

#### FIRST FLOOR

#### First Floor Landing

9'8" x 5'6" (2.97 x 1.69)  
A UPVC window looks out to the rear aspect. Storage

cupboard housing hot water tank, Loft access hatch.

#### Bedroom One

10'5" x 8'9" (3.18 x 2.69)  
A UPVC window looks out to front aspect. Fitted wardrobes and column radiator.

#### En-suite

8'9" x 2'5" (2.68 x 0.75)  
A UPVC window looks out to the side aspect. Fitted with a shower cubicle, Low Level WC and wash hand basin with drawer vanity. Column radiator, extractor fan, shaver point and fully tiled walls.

#### Bedroom Two

9'9" x 9'8" (2.98 x 2.97)  
A UPVC window looks out to the front aspect. Fitted wardrobes and radiator.

#### Bedroom Three

9'9" x 6'2" (2.99 x 1.89)  
A UPVC window looks out to the rear aspect. Fitted wardrobes and radiator.

#### Bathroom

7'8" x 6'5" (2.34 x 1.96)  
A UPVC window looks out to the front aspect. Fitted suite comprising of bath, wash hand basin with vanity unit and Low Level WC. Column radiator, extractor fan, shaver point and partly tiled walls.

### EXTERIOR

To the front of the property there is a tarmacadam driveway leading to the garage. The front has a paved step with a mature hedge border and plum slate chippings. The rear garden is fully enclosed, with paved patio areas and side access through a gate. Mature trees and shrubs.

### Garage

7'11" x 7'2" (approx)  
(2.43 x 2.20 (approx))  
UP and over door to the front. Fitted with light and power. Loft access hatch.



## 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	