



## 39 Camellia Close, Stoke-On-Trent

£260,000 Freehold



Find yourself right at home with this wonderful three bedroom detached property on Camellia Close • Boasting three excellent sized bedroom including a master with an en-suite shower room and superb family bathroom too.

- Entertaining guests is no problem with a generous lounge to the front, handy ground floor W/C and then marvellous open plan kitchen/diner to the rear with French doors opening into the garden.
- Driveway parking to the front with a garage, large rear garden with plenty of space to sit out.
- Perfectly positioned in a lovely spot at the top of a quiet cul-de-sac enjoying field space to the front.





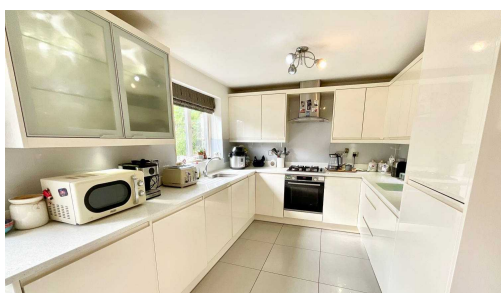
Come to Camellia Close where you can really bloom into your own! Sitting in the perfect position at the top of a quiet cul-de-sac, this three bedroom home enjoys lovely views to the front over the green with plenty of fantastic outside space. Sitting in the perfect position at the top of a quiet cul-de-sac, and conveniently located for great local schools, commuter links, access into Newcastle Town Centre and Royal Stoke Hospital. The ground floor comprises, a welcoming entrance hall, a generous front lounge, a convenient W/C and a superb open plan kitchen/diner with French doors opening out into the rear garden. Head upstairs where you will find three great sized double bedrooms including an excellent master bedroom to the front with a sleek and modern en-suite shower room along with a family bathroom too. Externally, the property offers driveway parking, a garage and a generous garden to the rear with plenty of space to sit out as well as lots of potential to transform into your dream summer hideaway. So, if your looking for the perfect family home, offering lots of great space and positioned in the ideal spot then look no further than Camellia Close! Contact our Stone office to arrange a viewing today!



Beautiful three bedroom home in a quiet cul-de-sac. Open plan kitchen/diner, spacious bedrooms, garage, and generous garden with potential. Ideal location for schools, commuting, and amenities. Contact our Stone office for a viewing.

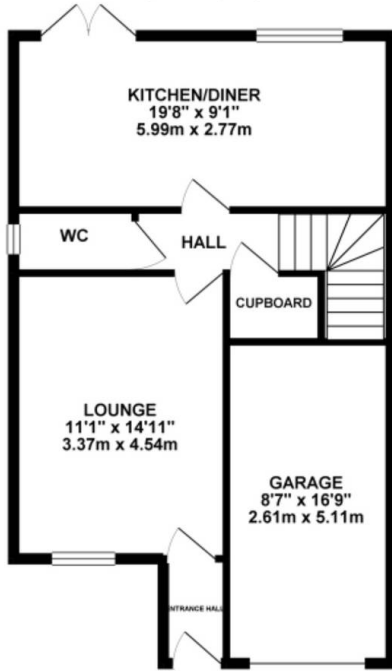
Council Tax band: C

Tenure: Freehold

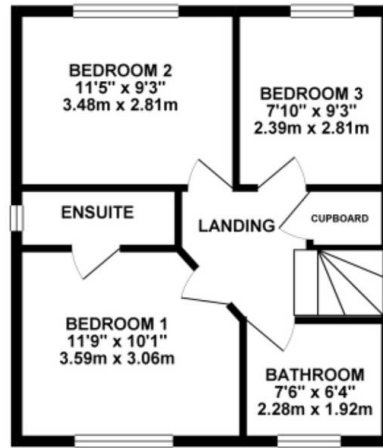




GROUND FLOOR 599.58 sq. ft.  
( 55.70 sq. m. )



1ST FLOOR 431.91 sq. ft.  
( 40.13 sq. m. )



TOTAL FLOOR AREA : 1031.49 sq. ft. ( 95.83 sq. m. ) approx.

While 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 materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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