



Camellia Close,  
Basford Park



**OneAgency**

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# Offers in Region of £300,000

A modern former large 3 bed detached property which has been converted to four bedrooms. Located in the sought after location of Basford. Conveniently located close to Royal Stoke Hospital and Newcastle Town Centre. This property benefits from a stunning kitchen/diner, en suite to master bedroom and four bedrooms. An ideal property for a family looking to upsize. Positioned fantastically the property offers parking for multiple vehicles, generous garden space and detached garage. Located close to amenities and commuter links such as A500 & M6. Viewing is highly advised!





## Ground Floor

### Hallway

Entered via the front door, grey stylish radiator and carpet flooring.

### Guest W/C

1.99m x 0.99m (6' 6" x 3' 3") A low level W/C, vanity hand wash basin, grey stylish radiator, double glazed window and tiled flooring.

### Lounge

5.32m x 3.24m (17' 5" x 10' 8") A sliding door to the rear garden, electric fireplace and surround, radiator and carpet flooring.

### Kitchen/Diner

4.85m x 3.12m (15' 11" x 10' 3") A range of wall and base units with worktops, sink basin with chrome mixer tap, integral oven and electric hob with extractor over, integral dishwasher, plumbing for a washing machine, space for a fridge/freezer, breakfast bar area, storage cupboard with space for a dryer, side door, double glazed windows, radiator and tiled flooring.

## First Floor

### Bedroom One

3.32m x 2.70m (10' 11" x 8' 10") A double glazed window, fitted wardrobe units, radiator and carpet flooring.

### En Suite

2.38m x 0.91m (7' 10" x 3' 0") A walk in shower unit with glass screen, vanity hand wash basin, low level W/C, stylish grey towel radiator, tiled walls, double glazed window and tiled flooring.

### Bedroom Two

2.47m x 2.21m (8' 1" x 7' 3") A double glazed window, radiator and carpet flooring.

### Bedroom Three

2.17m x 2.06m (7' 1" x 6' 9") A double glazed window, grey stylish radiator and carpet flooring.

### Bedroom Four

3.19m x 1.33m (10' 6" x 4' 4") A double glazed window, radiator and carpet flooring.

### Bathroom

1.92m x 1.72m (6' 4" x 5' 8") A suite with bath and overhead shower unit, vanity hand wash basin, low level W/C, grey towel radiator, tiled walls, double glazed window and tiled flooring.

### External

Front - A tarmac driveway providing off road parking and lawned garden.

Rear - A paved patio area, decked area, artificial turf, pebbled area, wooden canopy and fenced borders.

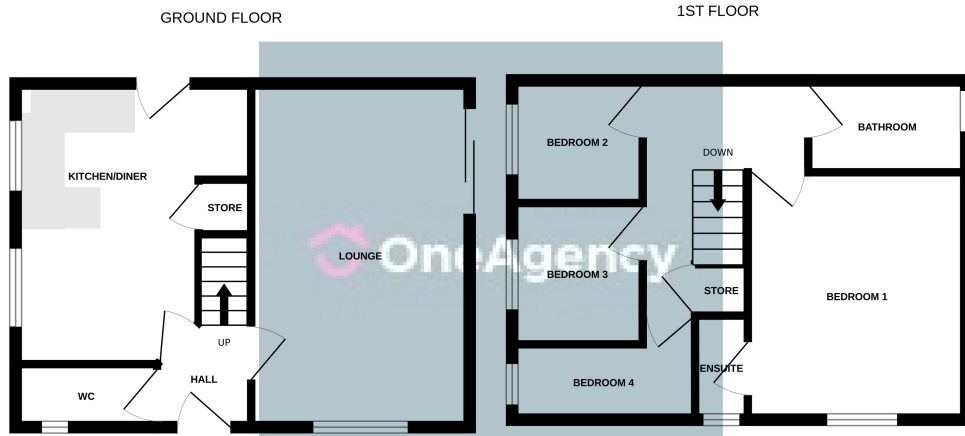
### Detached Garage

5.23m x 2.61m (17' 2" x 8' 7") An up and over door, lighting and electric power.

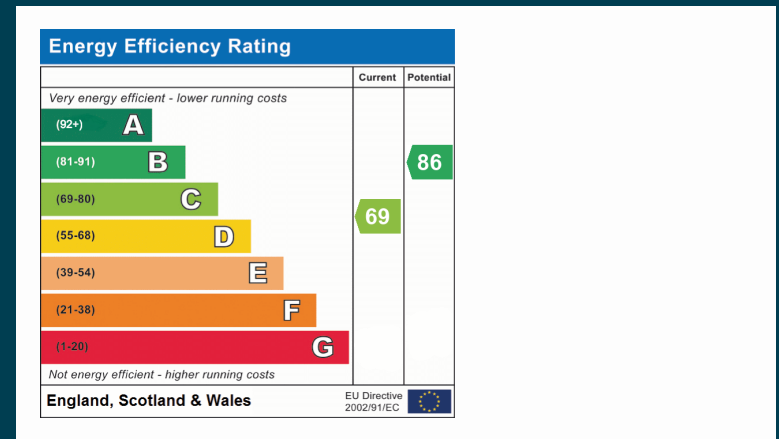
### AGENTS NOTES

The council tax band is C. The local authority is Stoke-on-Trent.





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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