

24 Greenway, Dairyfields, Trentham, Stoke-On-Trent, ST4 8AW

FOLLOWWELLS



- Traditional Character Semi Detached House
- Premium Sought After Location
- Elevated Position Overlooking Communal Green
- Impressive Receptions and Fitted Kitchen
- Four Generous Bedrooms with Master En Suite
- Spacious Family Bathroom
- Good Depth Plot with Long Driveway and Garage

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Asking Price

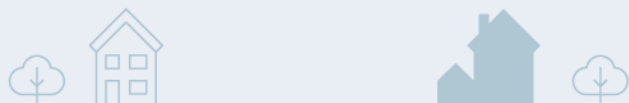
£380,000

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A traditional semi detached house within a premium highly regarded location. The property stands on an elevated position overlooking a central cul de sac green with a good depth frontage, long driveway providing ample parking and detached garage. Suited for a growing family, there is a well equipped fitted kitchen and two attractive reception rooms with bay window and French doors overlooking the front. There are four generous sized bedrooms with master having en suite and a separate spacious four piece family bathroom.

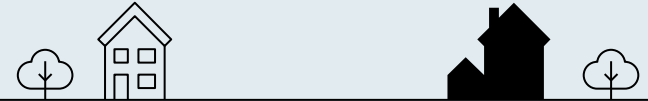
The accommodation in detail comprises side entrance hallway with staircase leading to first floor with under stairs storage. Period style panel doors open to rooms and hard flooring runs through to the receptions. The feature living room is fitted with a gas fire having stone surround and cast iron inset, feature decorative plate rail and a large bay window overlooks the front garden with view of the green beyond.

An equally impressive second reception room has a feature cast iron open fire place and French doors open to, with further views across the front and an additional window is situated to the rear elevation.

The kitchen has an extensive range of fitted base and wall units including larder cupboards, pan drawers and integrated dishwasher with one and a half inset sink set within marble work surfaces. There is space for a free standing cooking range and an American style fridge freezer. A window overlooks the rear and a tiled floor continues through to the rear porch with external access door and a utility/boiler cupboard. A separate cloakroom is fitted with a two piece suite and classic style tiling.

The first floor landing area has matching period style panelled doors to rooms and is fitted with a sky light. The master bedroom has a dual aspect window outlook including views to front and there is a spacious three piece en suite shower room with enclosed tiled mains shower cubicle and large deep linen cupboard.





There are three further double bedrooms which includes the second bedroom having loft access and dual aspect outlook to rear and side. A further large window overlooks the front from bedroom three and bedroom four has window outlook to the rear. A spacious family bathroom services these bedrooms which comprise a four piece suite to include a bath with central mixer tap and an enclosed corner mains shower cubicle. There is majority tiling to walls and twin windows to rear elevation.

The property commands a fine elevated position with good depth frontage to include large lawn with hedge screening and established shrub beds. A front patio area enjoys fine views over the garden and central green. To the side there is a good sized blocked paved driveway providing parking for several vehicles and in turn leads to a traditional brick and tile detached garage with up and over door, power connection and a window. The rear garden is enclosed with a further paved patio, lawn and a garden shed.

Agents Note - Greenway is a private road, we are advised that there is an informal arrangement whereby each resident pays £100 for the up keep per year.

## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

Glazing - uPVC

Tenure - Freehold

Council Tax Band 'E'

EPC Rating 'E'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



