

4 The Fieldway, Dairyfields, Trentham, Staffordshire, ST4 8AQ

FOLLWELLS



- Handsome, Detached Period House
- Highly Regarded and Much Sought After Location
- Twin Driveways and Detached Tandem Garage
- Beautifully Presented Gardens
- Three Reception Rooms All with Bay Windows
- Quiet and Well Established Residential Area
- Attractive Period Features

3 

2 

3 

Asking Price

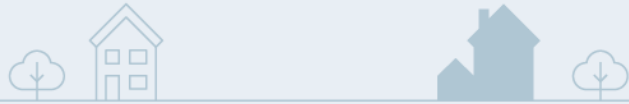
£460,000

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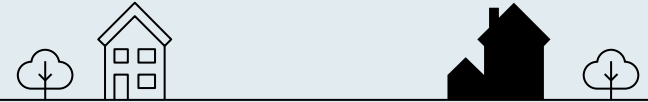


A handsome detached house occupying a beautifully maintained garden plot and located in the highly regarded and much sought after Dairyfields area of Trentham.

The original house is believed to have been built in 1929 with a kitchen extension added later on and, more recently, a utility room and ground floor WC added in 2011. Two driveways provide ample off road parking along with a brick and tile garage measuring over 9.5 metres (31 ft) in length. The house stands elevated from the road with beautiful gardens to both front and rear. The front lawn is surrounded by well stocked borders planted with a variety of specimen shrubs and trees. Indian sandstone pathways lead around both sides of the house and onto a large seating area adjacent to the house. The rear garden tapers with a shaped lawn, pathways and further well stocked shrub borders and also includes a pretty, octagonal greenhouse at the end of the garden. The garage has double doors to the front, access door at the side and power and lighting.

Inside the house the reception hall gives access to three reception rooms; sitting room, dining room and breakfast room which in turn leads through to the kitchen with granite worktops, Belfast sink, integrated fridge, freezer and dishwasher and a range cooker with extractor hood over. The recent extension provides a useful laundry room with door to the rear garden and also the ground floor WC. All three reception rooms have bay windows lending to the feeling of space and natural light.





On the first floor are three bedrooms. The largest has windows to front and rear elevations while bedroom two has a large built in wardrobe and en-suite shower room. The third bedroom is ideal as a home study or occasional single bedroom. The principle bathroom features a traditional style suite including 'P' shaped shower bath with screen, pedestal wash basin and high level WC.

The Fieldway is located just a short walk from the popular Trentham Gardens and retail village as well as Trentham Park Golf Club. A private road of similar, individual period properties makes this a particularly attractive situation. Newcastle town centre is just a few miles away and the property offers excellent transport links via J15 of the M6 (1 mile away) and Stoke train station (less than 4 miles).

Agents Notes

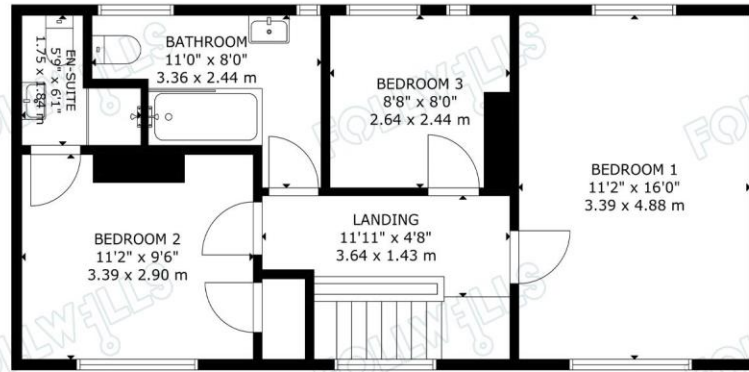
The Fieldway is a private road and residents contribute annually to a maintenance fund. The vendor advises us that this is currently £100 per year. The vendor of this property is a relative of the Directors of Follwells Ltd.

IMPORTANT INFORMATION

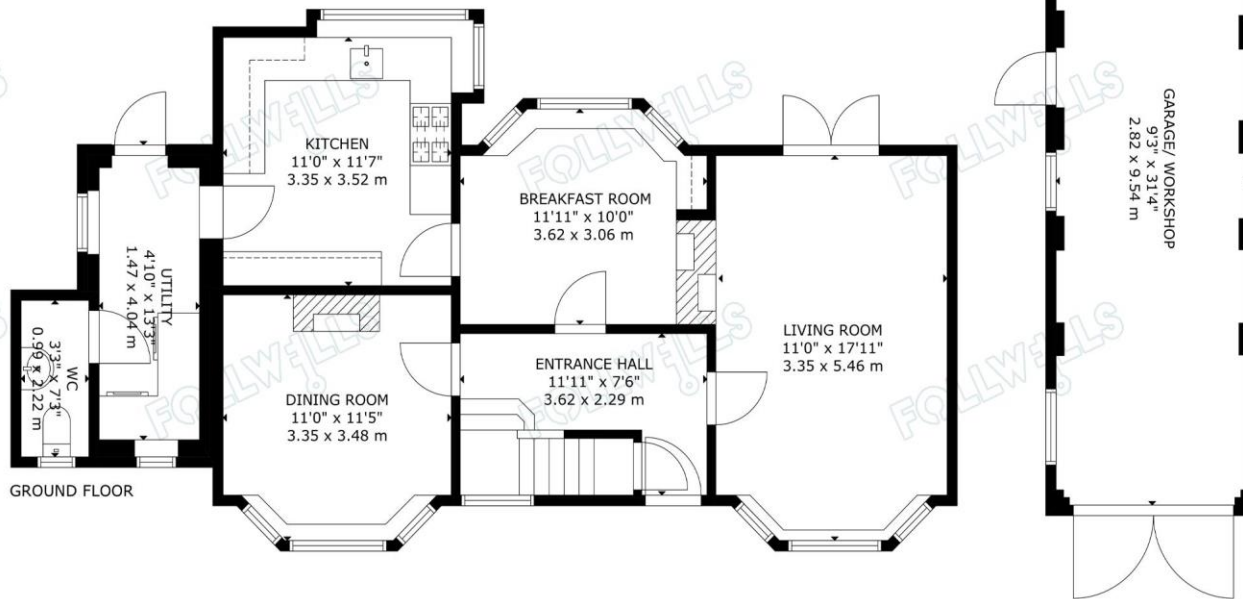
Services	-	All mains connected
Central Heating	-	Mains Gas
Council Tax	-	Band F
EPC rating	-	'D'
Tenure	-	Freehold

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.





FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA
 TOTAL: 124 m²/1,332 sq ft
 GROUND FLOOR: 72 m²/771 sq ft, FIRST FLOOR: 52 m²/561 sq ft
 EXCLUDED AREA: GARAGE/WORKSHOP: 26 m²/283 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

