



## 25 James Grundy Avenue, Trentham, Stoke-On-Trent, ST4 8ZE

Asking price **£316,500**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Interior design quote: 'The best design is living with people you love.'"

We take immense pride in presenting this contemporary four-bedroom detached family home, nestled in a cul-de-sac within a highly sought-after modern residential estate. With convenient access to a wide array of local amenities and excellent connectivity to nearby towns and major road networks including the A50, A500, and M6, this property has been meticulously maintained and thoughtfully designed to accommodate the needs of modern family living.

#ModernHome#RoadNetworks#Familyliving

## Denise White Estate Agents Comments



This stunning four-bedroom detached property is a perfect blend of modern design and family living. Located in a sought-after residential estate on the outskirts of Trentham, it occupies a prime corner position. Ideal for those seeking a spacious and easily manageable family home, this property offers versatile accommodation and is presented to an excellent standard.

Spanning across two floors, the property boasts an enclosed garden at the rear and a convenient driveway at the front. As you step inside, the entrance hall provides access to the ground floor, where you will find a cloakroom, a staircase leading to the first floor, and a spacious lounge. The lounge, with its contemporary open-plan design, seamlessly flows into the dining area. This area offers ample space for a dining table, making it the perfect spot for entertaining guests. The dining area also opens up to a snug area, which overlooks the rear garden and features doors that lead outside.

The modern kitchen has a combination of low and eye-level units, complemented by sleek work surfaces. Integrated appliances, including an electric oven, hob with extractor, fridge/freezer, and dishwasher, add to the convenience. The kitchen also provides space for a washing machine, and a stainless steel sink with a drainer is positioned beneath the uPVC double glazed window, offering a pleasant view of the front aspect.

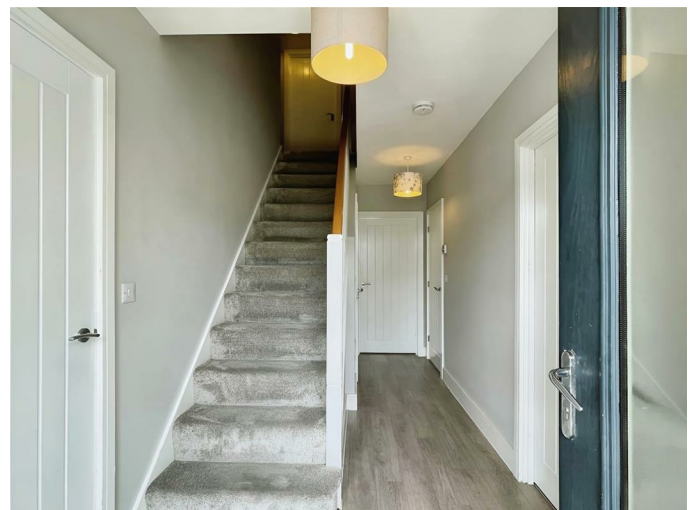
Moving to the first floor, you will find four generously sized bedrooms, all arranged off the landing. The bathroom is fitted with a stylish white suite, while the main bedroom benefits from an en-suite shower room.

Outside, a driveway provides ample off-street parking space for two cars. The rear garden features a flagged patio seating terrace, perfect for outdoor relaxation. Beyond the terrace lies a well-maintained lawn, all enclosed by close boarded fencing, ensuring privacy and security.

The property is situated on the popular Trentham Manor development, offering excellent access to major transport and commuter networks. Additionally, it is conveniently located within a short distance from the leisure and retail facilities of Trentham Gardens, providing an array of amenities for residents to enjoy.

In summary, this exceptional property offers a fantastic opportunity to own a modern, spacious, and well-appointed family home in a highly desirable location. With its stylish design, versatile layout, and convenient amenities, it is sure to impress even the most discerning buyers.

### Entrance Hall



Door with side panel, vinyl wood grain effect flooring, useful storage cupboard and stairs off to the first floor landing.

## Lounge Diner

24'6" max x 10'5" reducing 9'3" (7.48m max x 3.18m reducing 2.82m)



Fitted carpet, two radiators, uPVC double glazed window to the front and rear and uPVC French doors to the rear garden aspect. feature fire, ceiling lights.

## Living Area

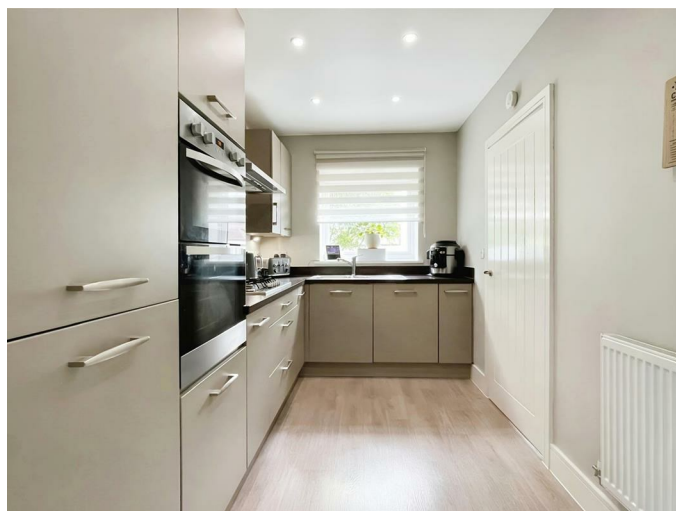


## Dining Area



## Kitchen

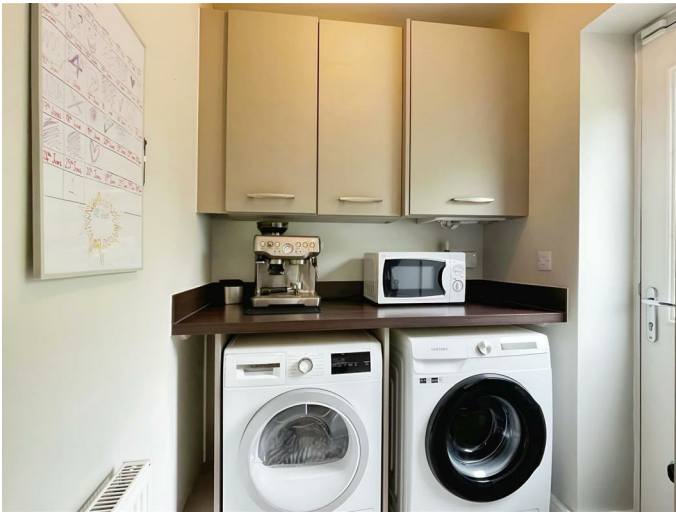
11'4" x 7'1" (3.46m x 2.16m)



A modern fitted kitchen comprising of a range of base wall and matching drawer units with work surfaces over incorporating a stainless steel sink one and a half sink drainer unit with chrome mixer tap. uPVC double glazed window to the front aspect and inset ceiling lights. Integrated oven, gas five ring hob with stainless steel extractor canopy over. Integrated fridge, freezer and dishwasher.

## Utility

5'2" x 5'0" (1.58m x 1.54m)



uPVC door to the side aspect, plumbing for a washing machine, wall units and work surface. Wall mounted gas boiler servicing the domestic hot water and central heating system.

## W.C.



W.C. and a pedestal hand wash basin, radiator and vinyl wood grain effect flooring.

## First Floor Accomodation



Landing leads to the bedrooms and bathroom.

## Main Bedroom

11'6" x 10'4" reducing 7'4" (3.52m x 3.17m reducing 2.25m)



Fitted carpet, fitted wardrobes, uPVC glazed door with Juliette balcony to the front elevation, storage cupboard, radiator and ceiling light.

### Ensuite



A three piece suite comprising of a WC, pedestal hand wash basin and double shower. Heated towel rail, uPVC double glazed window.

### Bedroom Two

13'9" reducing 11'5" x 10'3" reducing 8'5" (4.21m reducing 3.49m x 3.13m reducing 2.57m)



Fitted carpet, uPVC double glazed window to the front aspect, fitted wardrobe, central heating radiator and ceiling light.

### Bedroom Three

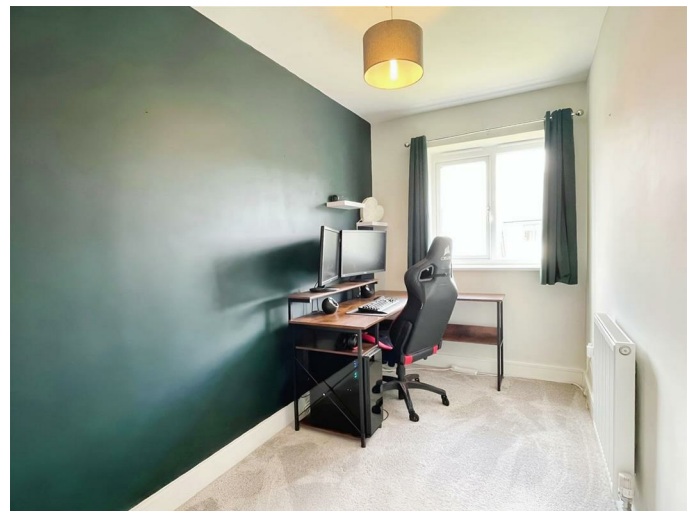
12'7" x 8'10" reducing 6'5" (3.86m x 2.70m reducing 1.96m)



Fitted carpet, uPVC double glazed window to the rear, radiator and ceiling light.

### Bedroom Four

12'7" x 6'2" (3.86m x 1.88m)



Fitted carpet, uPVC double glazed window to the rear, radiator and ceiling light.

## Family Bathroom



Four piece suite consisting of a bath with panelled side and hand held shower attachment, pedestal hand wash basin and a WC. Double shower enclosure, tiling, uPVC double glazed window to the rear and a heated towel rail.

## Outside



The rear garden has a flagged patio seating terrace opening onto an area of lawn, all enclosed by close boarded fencing.

## Agents Notes

Tenure: Freehold

Council Tax: Stoke On Trent Council Band D

## Please Note

Please note that all areas, measurements and distances given in these particulars are

approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

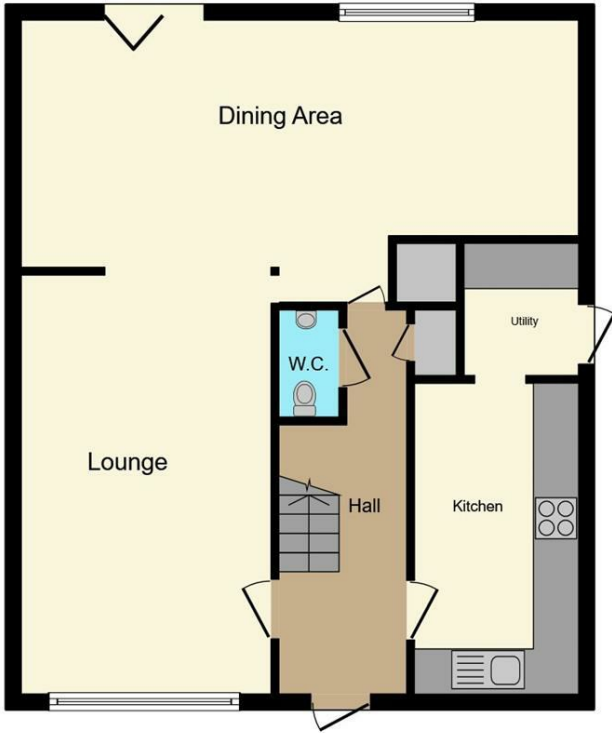
### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

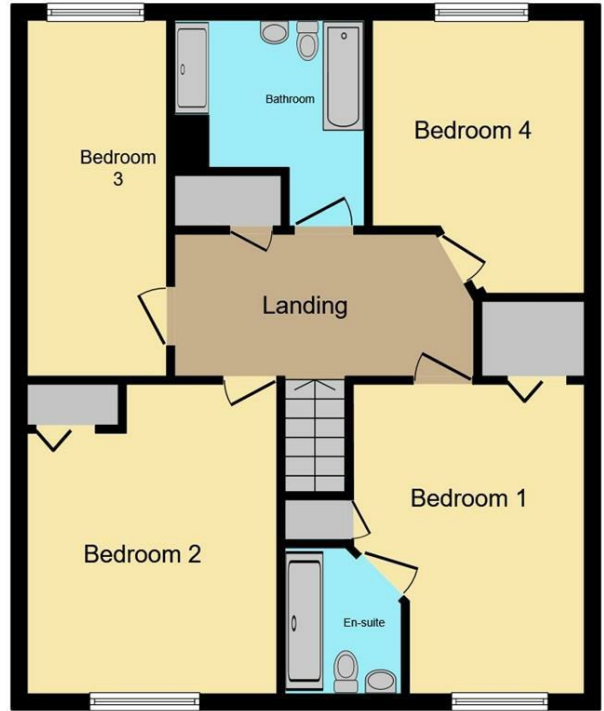
### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



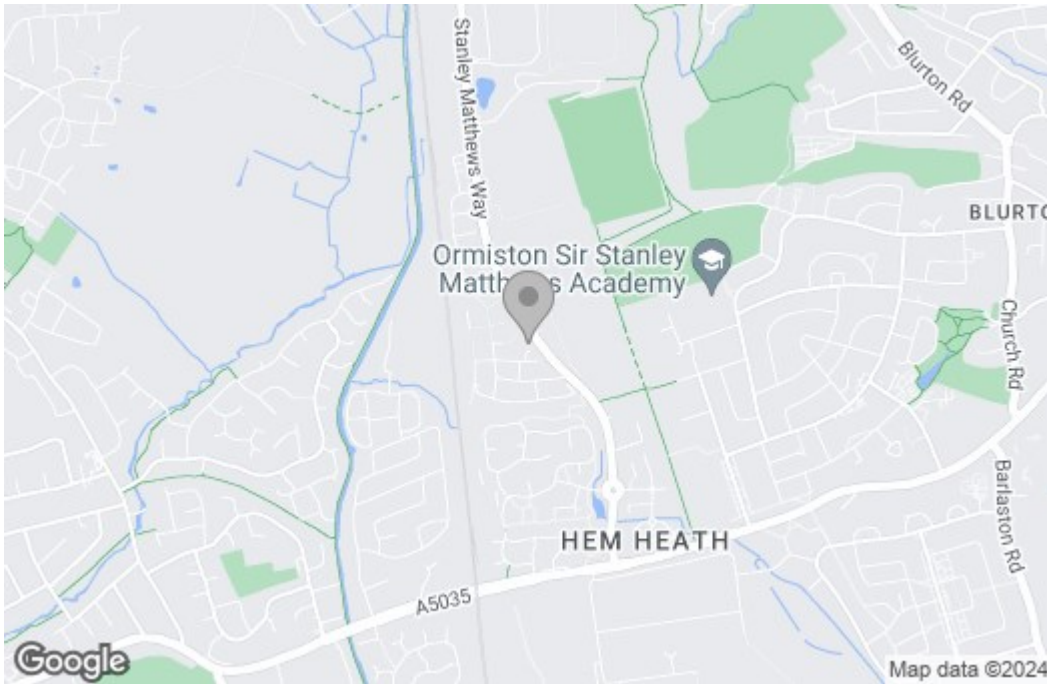
**Ground Floor**



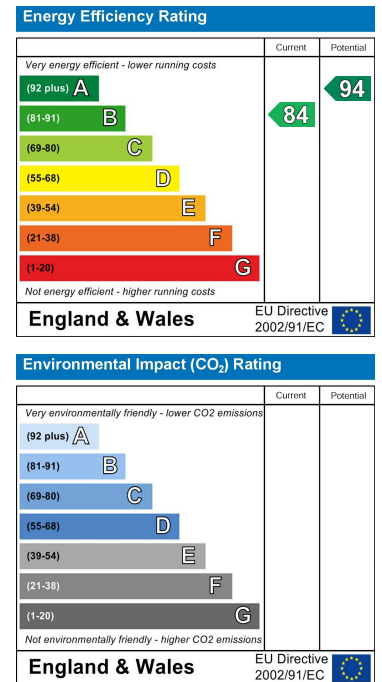
**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



## Energy Efficiency Graph



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