



10, Chivelstone Grove, Trentham, Stoke-on-Trent, ST4 8XR



Offers Over £695,000

Some decisions in life are really quite straightforward, and this should be one of them! This is the perfect opportunity to acquire a quality, individually designed family home that is so nearly new that the paint is barely dry, situated in a popular residential suburb on the edge of Trentham. Superb accommodation featuring an impressive hallway, two reception rooms, fabulous open plan kitchen with space for living and dining and large utility. Upstairs is equally spacious with a large gallery landing, four generous double bedrooms, two en-suite shower rooms and a family bathroom. Step outside and you will discover exceptional outside space with plenty of room for outdoor living, low maintenance gardens and a secure, gated driveway with parking for a number of cars, large 2 car garage with EV charging point and a hideaway for your caravan or camper. In our opinion, a superb house finished to a high specification which caters for every requirement of modern family life. No upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Enclosed Porch
Fully enclosed glazed storm porch

Entrance Hall
Spacious reception area with central staircase leading to the first floor gallery landing, solid front door with full height windows to either side. Inset low energy lighting. Tile effect flooring. Plant room / airing cupboard housing the hot water cylinder and heating apparatus.

Lounge
Spacious lounge with window to the front of the house, contemporary wall mounted living flame fire and housing for wall mounted TV. Inset low energy lighting.

Study
Spacious study / family room with door from the entrance hall window to the front of the house. Inset low energy lighting.

Open Plan Kitchen / Dining / Family Room
A fabulous space for living, dining and entertaining. This large room has two sets of full height windows to the rear overlooking the garden and bi-fold doors opening to the patio area. The kitchen is fitted with an extensive range of wall and base cabinets with dark anthracite cabinet doors and contrasting white quartz work surfaces. Matching island unit with under set sink unit, chrome pillar tap and breakfast bar with seating for 4 people. Fitted appliances comprise: ceramic electric hob with extractor hood over, eye level electric double oven, integrated microwave fully integrated dish washer and space for an American style refrigerator / freezer. Tile effect flooring throughout. Inset LED lighting and under counter lighting. Ample space for a family size dining table and sofa.

Utility Room
A large utility room with door leading through from the kitchen. Fitted with a range of wall & base cabinets matching the kitchen, white quartz work surface and inset sink unit. Fully integrated washing machine & tumble dryer. Tile effect flooring. Windows to the rear and side of the house, door to the side.

Cloakroom & WC
Contemporary style suite comprising: wall mounted vanity basin, wall hung enclosed cistern WC. Chrome heated towel radiator. Tile effect flooring

Stairs & Landing
Central oak staircase with glass balustrades leading to a spacious gallery landing with window to the front of the house. Inset low energy lighting. Two radiators.

Main Bedroom
Double bedroom with window to the side of the house overlooking the garden. Walk-in closet with fitted shelving, hanging space and storage. Radiator.

En-Suite Shower Room
Contemporary style suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, wall mounted vanity basin and wall hung enclosed cistern WC. Chrome heated towel radiator. Tile effect flooring.

Bedroom 2
Double bedroom with window to the front of the house. Radiator. Walk-in closet with fitted shelving, hanging space and storage.

En-Suite Shower Room
Contemporary style suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, wall mounted vanity basin and wall hung enclosed cistern WC. Chrome heated towel radiator. Tile effect flooring.

Bedroom 3
Double bedroom with window to the front of the house. Fitted wardrobe to one wall with sliding mirror doors, hanging space, storage & shelving.

Bedroom 4
Double bedroom with window to the rear of the house. Fitted wardrobe to one wall with sliding mirror doors, hanging space, storage & shelving.

Bathroom
With a white contemporary style suite featuring; freestanding bathtub with chrome filler and hand shower, walk-in shower enclosure with glass screen and thermostatic shower, wall mounted vanity basin and enclosed cistern WC.

Outside
The Oaks enjoys exceptional outside space with gardens to the front, side and rear. Block paved driveway with sliding motorised gate leading to a secure enclosed parking area with space for several cars and detached two car garage with remotely operated door and EV charging point. To the side of the garage there is 'hidden' parking area which would be ideal storage for a caravan or campervan out of sight. The rear garden features paved patio with remotely operated sun canopy and low maintenance astro turf lawn.

The house is in a popular and sought after location on the edge of Trentham, within easy reach of local schools and a little over a mile from Trentham Gardens. Ideally positioned for commuting to The Potteries, Stone and Stafford and 10 minutes drive from M6 jct 15 and Royal Stoke hospital complex.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating with under floor heating to the ground floor and conventional radiators upstairs.

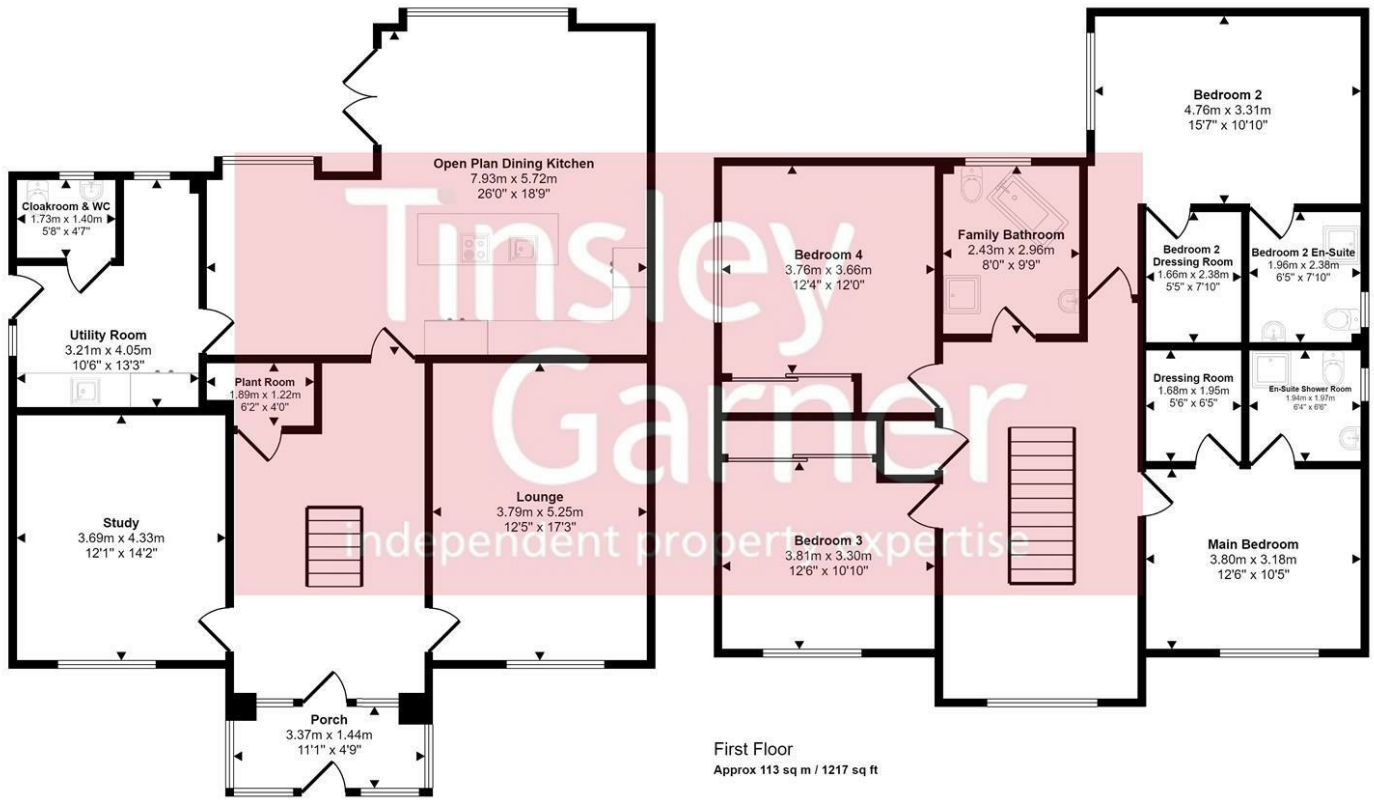
Council Tax Band G

Tenure: Freehold

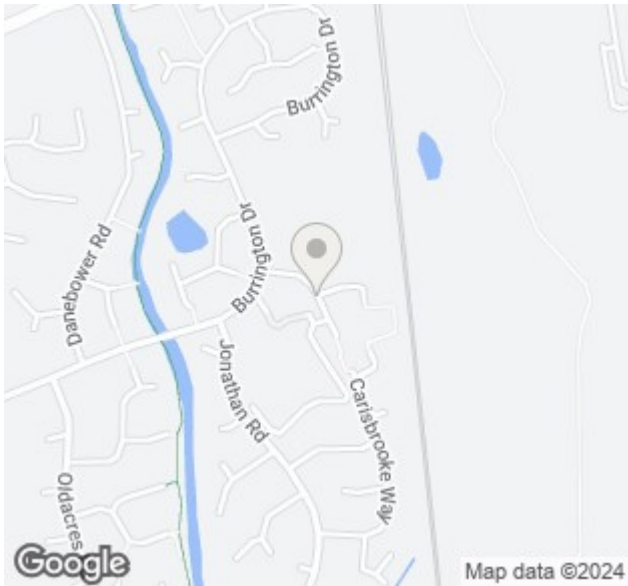
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
230 sq m / 2471 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		87	92
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		81	81
EU Directive 2002/91/EC			