



9, The Mead, Trentham, ST4 8DB



£305,000

A recently renovated, lovely suburban family home, set in a quiet, popular, and sought after location within Trentham. The house has been refurbished from top to bottom by the present owner to offer comfortable, modern, and spacious accommodation presented to the highest of standards throughout. Featuring; reception hallway, guest cloakroom, living room diner with French doors to the rear garden, open plan fitted kitchen with integral appliances, three good size bedrooms and a family bathroom. Also benefitting from lots of off road parking, a detached garage, large garden to the rear with lots of space for outdoor living, Upvc double glazed windows, and gas combi central heating. A super house in a great location, close to a host of amenities, within skipping distance of Ash Green Primary School, and with easy access to commuter routes. NO UPWARD CHAIN





#### Reception Hall

A six panel wooden front door with an obscure double glazed side window opens to the hallway. With ceiling coving, planked oak vinyl flooring, radiator, under stairs storage cupboard, central heating thermostat, doorways to the guest cloakroom, living room diner, kitchen, and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and vanity wash hand basin with storage unit and chrome taps. Upvc obscure double glazed window to the side aspect, chrome towel radiator, part tiled walls and tiled floor.

#### Living Room Diner

A spacious reception room offering ceiling coving, Upvc double glazed bay window to the front aspect and French doors with side windows opening to the rear patio and garden. Vertical radiator, planked oak vinyl flooring, large built-in storage units, BT Openreach and TV connections.

#### Kitchen

Open plan to the living room diner and fitted with a range of white gloss finish wall and floor units, contrasting grey sparkle fleck quartz work surfaces with matching upstands, underset Franke stainless steel sink with chrome swan neck mixer tap. Recessed ceiling lights, Upvc double glazed window overlooking the rear garden, planked oak vinyl flooring, utility cupboard with plumbing for a washing machine and shelving space for a tumble dryer. Wall cupboard housing a Baxi 600 gas combi central heating boiler.

Neff appliances including: induction electric hob with built-in extraction system, integral electric oven, microwave, fridge freezer, and dishwasher.

#### First Floor

##### Stairs & Landing

With carpet throughout, Upvc obscure double glazed window to the side aspect, and loft access.

##### Bedroom One

Offering a Upvc double glazed window to the front of the property, radiator and carpet.

##### Bedroom Two

With Upvc double glazed window overlooking the rear garden, radiator and carpet.

##### Bedroom Three

With built-in wardrobe, Upvc double glazed window to the front aspect, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising; inset low level push button

WC, standard bath and panel with chrome mixer tap, separate corner fully tiled shower enclosure with mains fed thermostatic shower system, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, Upvc obscure double glazed window to the rear aspect, part tiled walls, chrome towel radiator, extractor fan, and tile effect vinyl flooring.

#### Outside

The property is approached via a paved driveway to both the front and side of the property which provides generous off road parking before a detached single garage. The garage has a steel up and over door, side windows and side access door.

#### Front

The front garden has a stocked flower bed and an open porch before the front door. There is side access to the rear garden.

#### Rear

The good size sunny aspect rear garden offers a paved patio, pathways, lawns, stocked flowerbeds and borders, timber fence panelling, and a garden shed.

#### General Information

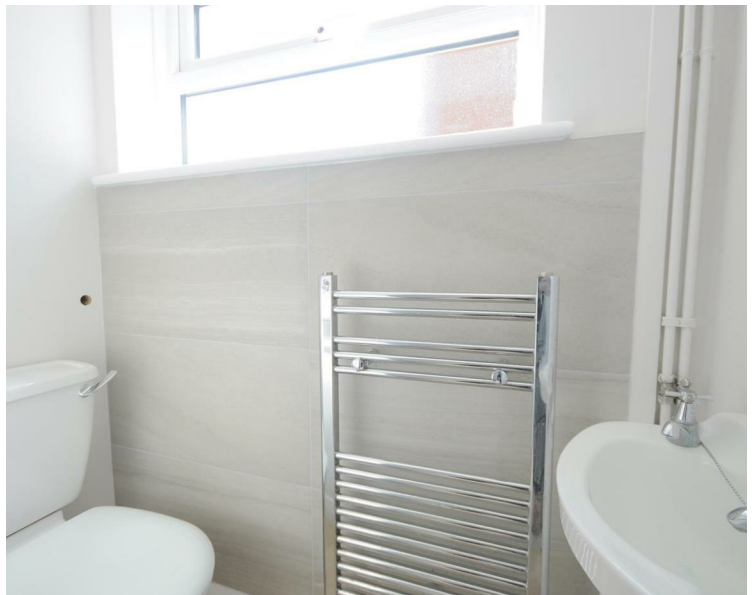
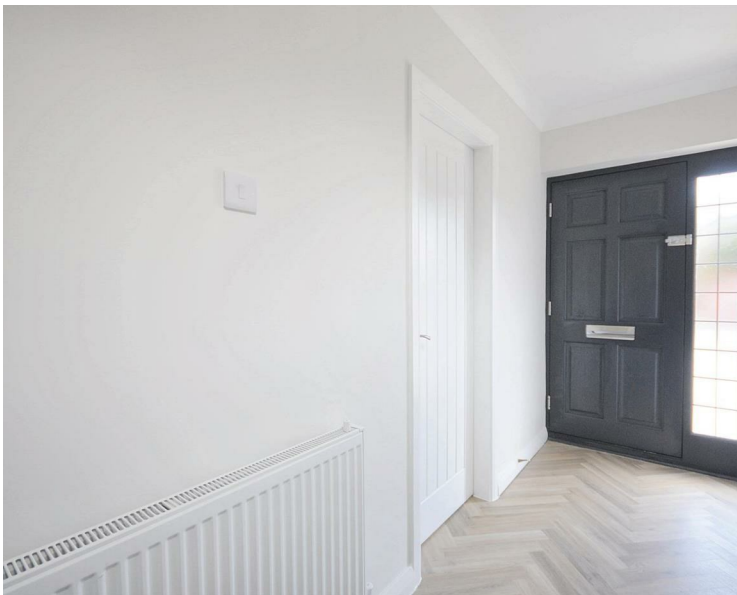
For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band C  
No upward chain.

#### Services

Mains gas, water, electricity and drainage.  
Gas combi central heating

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
83 sq m / 897 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft

First Floor  
Approx 42 sq m / 453 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			
		72	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		69	81
England & Wales		EU Directive 2002/91/EC	