



22, Park Drive, Stoke-On-Trent, ST4 8AB



£1,250,000

A rare opportunity to acquire a large family house in one of the area's most sought after and prestigious locations. Park Drive is a quiet tree lined avenue situated on the edge of the Trentham estate within strolling distance of the Trentham Gardens and Trentham Park Golf Club. This is a very spacious house indeed that offers exceptional family accommodation including; living room, cocktail lounge, dining room, snug, garden room, breakfast kitchen, utility, five double bedrooms, two en-suites, a shower room, and a family bathroom. Approached via a sweeping gravelled driveway, the house is set in large mature gardens adjoining the River Trent to the rear, and enjoys extensive outdoor entertaining areas.

A truly lovely house in the best of locations.



01785 811 800

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



Reception Hall

A part obscure glazed front door, with side windows, opens to the impressive reception hallway. Offering a part vaulted ceiling, coving, two radiators, under stairs cloaks cupboard, alarm pad, and engineered hardwood flooring. Doorways to the living room, dining room, snug, cocktail lounge, breakfast kitchen, and access to the first floor stairs.

Living Room

A spacious living room offering a stone effect fire surround and hearth with a brick back and coal effect living flame gas fire basket. Ceiling coving, two windows to the side elevation, and French doors with side windows opening to the rear patio and garden. Two wall lights, two radiators, and engineered hardwood flooring.

Cocktail Lounge

Glazed double 15 panel doors open to this perfect place to make your guests most welcome upon arrival. With recessed ceiling lights, sound system and coving, square bay window to the front aspect, and engineered hardwood flooring.

Dining Room

A large dining room with recessed ceiling lights and coving, feature remote control electric fire, window to the front elevation, further window and external door to the side garden, two radiators, and engineered hardwood flooring. Stairwell to the study, doorways to the breakfast kitchen and utility.

Snug

Offering a window overlooking the rear garden, media wall, ceiling coving, two wall lights, radiator, and engineered hardwood flooring.

Garden Room

A lovely additional reception area, just perfect for entertaining friends and family, or chilling out whilst drifting in and out of the rear garden. Offering a recessed ceiling sound system, large format tiled floor with under floor heating, radiator, windows, and French doors.

Guest Cloakroom

Fitted with a white suite comprising; WC, pedestal wash hand basin with chrome mixer tap and tiled splash-back. Obscure glazed window to the side elevation, radiator, extractor fan, and engineered hardwood flooring.

Breakfast Kitchen

A modern kitchen fitted with a range of light grey finish wall, floor and island units, contrasting granite work surfaces plus island breakfast bar with matching upstands, underset sink with mixer tap. Recessed ceiling lights and sound system, two windows to the side aspect, large format tiled floor with under floor heating, and glazed double doors opening to the garden room.

Appliances including: induction hob with granite splash-back and extractor fan with light above, integral electric oven, fridge, and dishwasher.

Utility

Fitted with white finish wall and floor units, marble effect work surface and upstand with inset stainless steel sink and chrome swan neck mixer tap. Window and external door to the front driveway, radiator, tiled floor, and storage cupboard housing the Worcester Greenstar 30 cdi gas combi central heating boiler. Doorways to the shower room and integral garage.

Appliances including; gas hob with glass splash-back and extractor hood with light above. Plumbing for a washing machine and dishwasher, spaces a for tumble dryer and American style upright fridge freezer.

Bedroom Five

Presently used as a study but also used as a guest bedroom or an additional entertainment room. Offering a vaulted ceiling with two Velux skylights, window to the front aspect, fitted storage to one wall, two radiators, and exposed floorboards.

Ground Floor Shower Room

Fitted with a white suite comprising; low level push button WC, wall mounted wash hand basin with chrome mixer tap, oversize shower enclosure with mains thermostatic shower system. Recessed ceiling lights, window to the side elevation, chrome towel radiator, extractor fan, and tiled floor.

First Floor

Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a galleried landing. With ceiling coving, window to the front of the property, two radiators, loft access, carpet throughout, and large airing cupboard housing the hot water storage system.

Bedroom One

Offering French doors opening to a balcony overlooking the rear garden, recessed ceiling sound system, two radiators, carpet, doorways to the en-suite bathroom and dressing room.

(Note that there is planning permission to enclose the balcony and to extend sideways along the kitchen)

En-suite Bathroom

Fitted with a white suite comprising: centre fill sunken bath with chrome mixer tap, corner shower enclosure with mains thermostatic shower system, pedestal wash hand basin with chrome mixer tap, WC. Recessed ceiling lights, two extractor fans, fully tiled walls, towel radiator, second radiator, window to the side elevation, and tile effect Karndean flooring.

Dressing Room

With window to the rear aspect, fitted wardrobes, radiator, and carpet.

Bedroom Two

With fitted wardrobes and storage to one wall, window to the rear aspect, recessed ceiling light, radiator, carpet, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; WC, pedestal wash hand basin with chrome mixer tap, oversize walk-in shower with mains thermostatic shower system. Window to the side aspect, radiator, extractor fan, and tile effect Karndean flooring.

Bedroom Three

Offering recessed ceiling lights, built-in wardrobes and storage to one wall, window to the front of the property, radiator, and carpet.

Bedroom Four

A fourth double bedroom, with recessed ceiling lights, built-in wardrobes and storage to one wall, window to the front aspect, radiator, and carpet.

Family Bathroom

Fitted with a white suite comprising; standard bath and panel with chrome mixer tap, WC, pedestal wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains thermostatic shower system. Recessed ceiling lights, part tiled walls, radiator, window to the rear aspect, extractor fan, and tile effect Karndean flooring.

Outside

The house is approached via double electrically operated wrought iron gates, with intercom, opening to a sweeping gravelled driveway providing generous off road parking before an integral garage. There is a paved pathway and coach lights before the front door to the property. The garage has an electrically operated up and over door, light, power, window to the side aspect, and internal door to the house.

Gardens

The house occupies a large mature plot with gardens to both front and rear. The beautifully maintained gardens have been extensively landscaped by the owners and offer mature trees and hedgerows, stocked flowerbeds and borders, a rolling lawn, patio areas and pathways, and a superb entertainment and barbecue area with timber framed gazebos overlooking the River Trent.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band G

Services

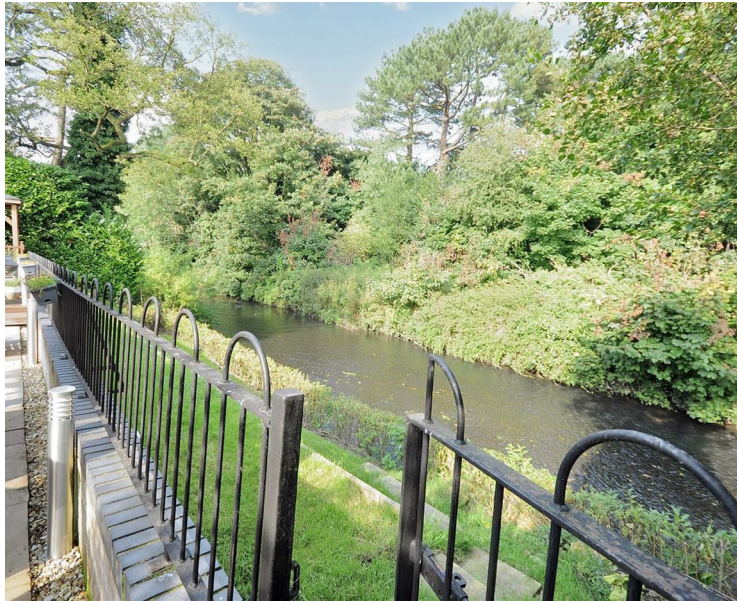
Mains gas, water, electricity and drainage.

Gas central heating.

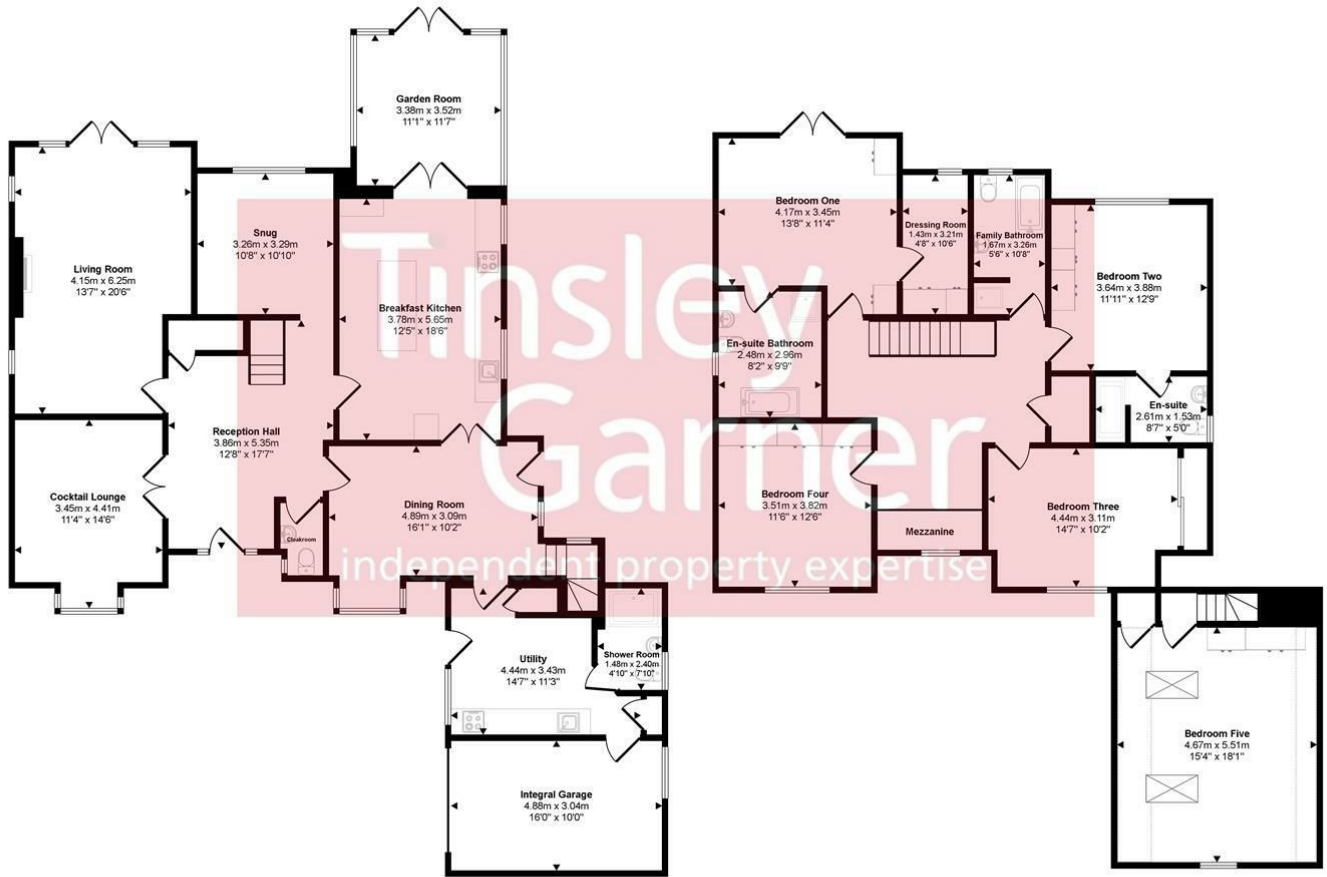
Water softening system.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
295 sq m / 3175 sq ft

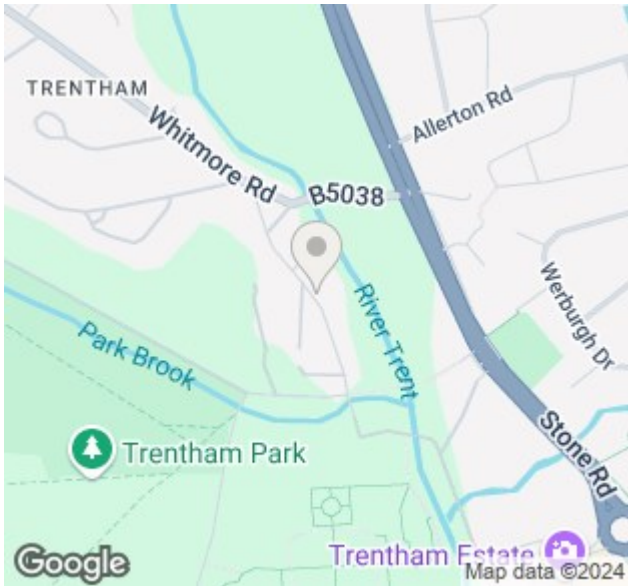


Tinsley
Garner
independent property expertise

Ground Floor
Approx. 160 sq m / 1723 sq ft

First Floor
Approx. 135 sq m / 1452 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			
		77	81
England & Wales		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			
		69	69
England & Wales		EU Directive 2002/91/EC	