



1, Beechfield Road, Trentham, Stoke-On-Trent, ST4 8HG



**Asking Price £490,000**

A traditional detached family house tucked away in a green & leafy location in the old part of Trentham, strolling distance to Trentham Golf Club and within ten minutes walk of the renowned Trentham Gardens. This is a lovely house which is beautifully presented throughout featuring spacious living areas including a fabulous garden room extension, stylish modern breakfast kitchen, three bedrooms, en-suite bathroom to the main bedroom and a guest shower room. Step outside and you will discover a large plot with sunny gardens to three sides, offering plenty of opportunity for outdoor living, parking for a number of vehicles and a detached garage. The house sits centrally within the plot and offers potential to extend without the need to encroach on the existing garden. A super house in the best of locations within easy commuting distance of The Potteries, Stone and Stafford, and within two miles of the world famous Wedgwood Visitor Centre.



01785 811 800

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



#### Porch

Recessed porch with ornate arched brick pillars and lintel.

#### Entrance Hall

Welcoming reception hall with arched wooden front door and turned staircase to the first floor landing with cupboard below. Wooden floor. Radiator.

#### WC

With white suite comprising; WC and hand basin. Ceramic wall tiling to half height. Wooden floor. Heated towel radiator.

#### Dining Room

Glazed panel door leads from the hall through to this spacious entertaining room which has windows to the front & side of the house and opening through to the sitting room. Period style feature fireplace with living flame fire. Radiator.

#### Sitting Room

A beautifully crafted sitting room extension which connects the dining room and lounge to make a fabulous open plan living / entertaining space and provides a direct connection to the patio and garden. Full height windows with french doors opening to the patio and exposed ceiling beams. Folding glazed panel doors opening through to the lounge and concealed store cupboard. Radiator.

#### Lounge

A comfortable living room with window to the side of the house and period style fireplace with marble inset and hearth and living flame fire. TV aerial connection. Radiator.

#### Kitchen

The kitchen features an extensive range of wall and base cupboards with traditional style white painted 'Shaker' style doors and oak effect work surfaces with inset ceramic 1½ bowl sink unit with mixer tap. Fitted appliances comprise; stainless steel gas hob with matching extractor hood, built under electric double oven, integrated dish washer and space for an upright fridge / freezer. Ceramic wall tiling between the work surfaces and wall cupboards and wooden floor. Bay window to the side of the house and space for a breakfast table. Radiator.

#### Utility Room

Wall and base cupboards matching the kitchen with plumbing for washing machine. Store cupboard and door to the side of the house. Wooden floor and ceramic wall tiling to full height. Radiator.

#### Stairs & Landing

A lovely bright stairwell with turned staircase with window on the half landing and two further windows to the front of the house.

#### Main Bedroom

A large principal bedroom with windows to the front and side of the house. Fitted wardrobes to one wall with matching bedside cabinets, storage and dressing table. Radiator.

#### En-Suite Bathroom

Featuring a modern white suite comprising; Jacuzzi bath, corner quadrant shower enclosure with glass screen and thermostatic shower, basin in vanity cupboard and WC. Part ceramic tiled walls and wood effect flooring. Window to the side of the house. Radiator.

#### Bedroom 2

Double bedroom with window to the side of the house. Radiator.

#### Bedroom 3

Single bedroom with window to the side of the house, Radiator.

#### Guest Shower Room

Features a white suite with corner shower enclosure with glass screen and thermostatic shower, vanity basin and WC. Part ceramic tiled walls and wood effect flooring. Window to the front of the house. Radiator.

#### Outside

The house occupies a large plot at the entrance to Beechfield Road, set in a large private garden which enjoys a good degree of privacy from neighbouring houses and perhaps room enough to extend the property, subject to planning. Extensive block paved driveway with space for several cars and room to accommodate a caravan if required. Detached double garage. The garden is mainly lawn with several outdoor seating areas and enjoys sunshine throughout the day.

#### General Information

Services; Mains gas, electricity, water & drainage, Gas central heating.

Tenure; Freehold

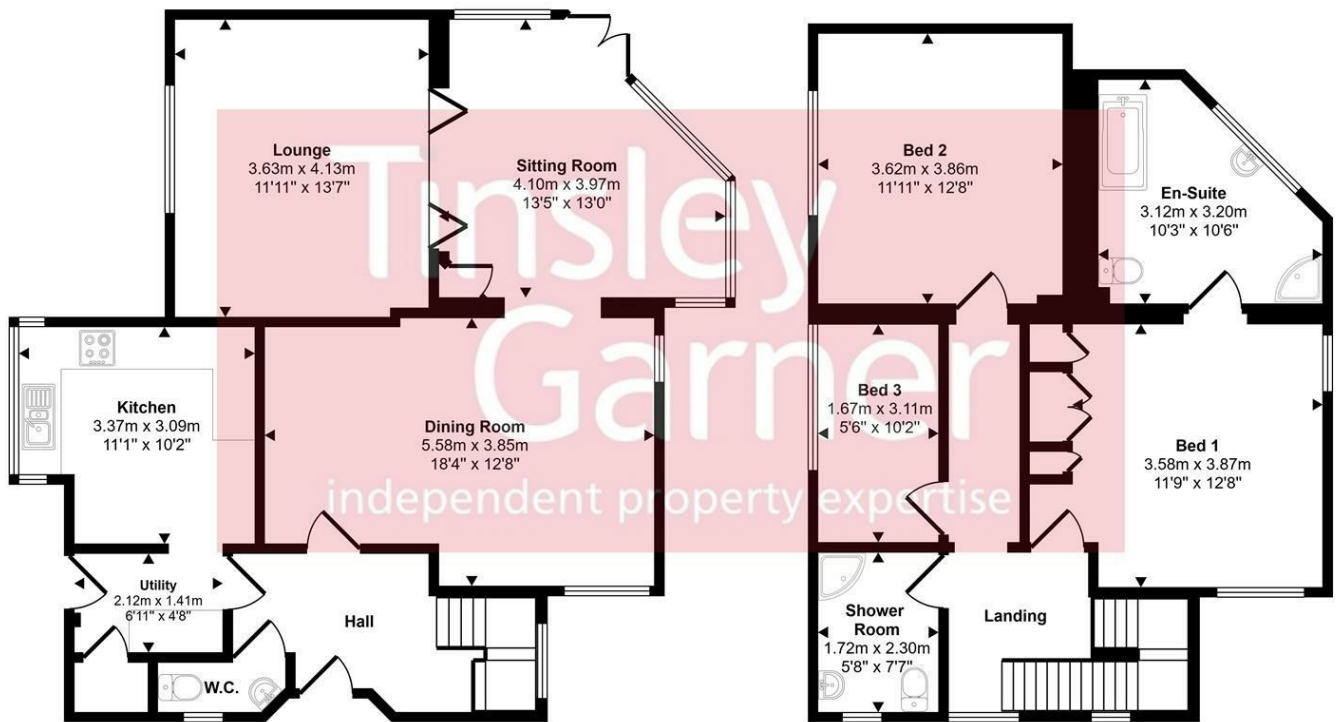
Council Tax Band E

Viewing by appointment.

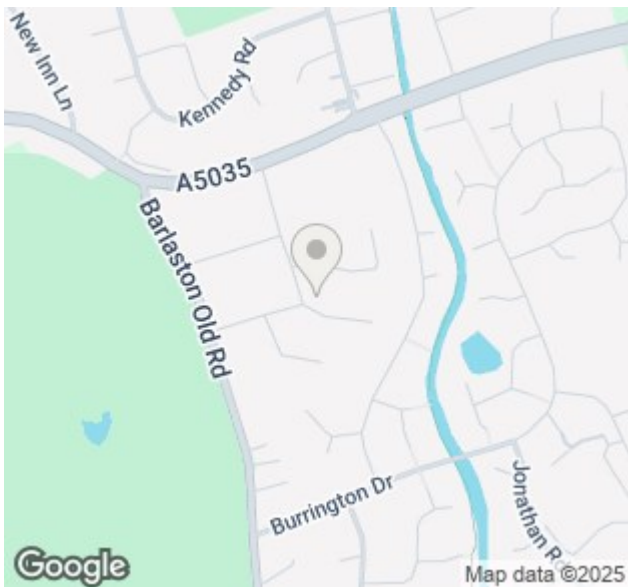
For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
138 sq m / 1485 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		
	67	80
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		
	55	69
England & Wales		
EU Directive 2002/91/EC		