



Allerton Road, Trentham, ST4 8PA.

£450,000

Whittaker Est. 1930
& Biggs

Allerton Road, Trentham, ST4 8PA.

This four bedroom detached home has been extended & refurbished throughout, rendering it completely unrecognisable from its recent television debut on BBC's Homes Under the Hammer. The property has now been expertly extended, refurbished & modernised with an exceptional style, coupled with a quality finish & stylish fitments to create the perfect family home. The fantastic sized extension creates a desirable open plan living kitchen which is a stand out feature of this incredible home. The statement kitchen has been refurbished with a comprehensive range of modern on trend contrasting units, complete with a range of quality integral appliances & low profile designer worktops & incorporated seating island, which is perfect for relaxed dining as well as having a defined living & dining area. The kitchen has an abundance of light courtesy of the modern roof lantern & bifold doors which also allows views over the extensive rear garden. In addition to the open plan living kitchen is a separate lounge which offers a cosier alternative & a versatile living space. The design also includes a practical utility room & separate cloaks which aids family living. There are modern design features including a contemporary timber & glass staircase & feature galleried landing. There is also an upgraded modern style frontage which complements the consistent modern style this home has adopted. The first floor has 4 bedrooms with the master having a beautifully styled quality en suite shower room with a walk in shower cubicle & on trend marble effect finish. The main bathroom also has excellent design features with the benefit of a separate bath & shower cubicle. Externally the property doesn't disappoint. There is a generous sized frontage with a newly laid block paved driveway allowing ample off road parking in addition to the integral garage with an electric remote controlled door. The rear garden is an exceptional size with a lawned garden & porcelain tiled adjoining patio, ideal for entertaining & alfresco dining. Located within the affluent village of Trentham with good road links to neighbouring Towns Stone, Stafford, Newcastle, Eccleshaw & Nantwich as well as easy access to the M6 Motorway. There are highly regarded schools within the area including Newcastle independent school. Trentham is also home to local tourist attractions of Trentham shopping Village & Garden centre which has an array of independent retailers, restaurants & seasonal activities, which are a distinct advantage to this area. The main North Staffs hospital is approximately 3 miles away. Offered for sale with no upward chain, a viewing appointment is advised to fully appreciate.



Covered Porch

External lighting & covered entrance porch.

Hallway 7' 0" maximum x 11' 10" (2.13m x 3.60m)

Having a newly installed composite modern front entrance door with central glazed panelling and matching obscured full length glazed side panel. Recess for storage, under stairs store cupboard with push door, chrome effect radiator, LVT flooring, timber & glass panels staircase to the first floor landing, recess LED lighting.

Extended Open Plan Living Kitchen 28' 7" x 22' 10" (8.70m x 6.95m)

Open plan extended kitchen incorporating living & dining areas having a range of new installed contrasting wall mounted cupboard and base units with a low profile marble effect worksurfaces over with contrasting gold effect trim and LED accentuating lighting. Incorporating seating island with cooking station having a touch controlled induction hob with pop-up electric extractor fan. Side-by-side twin electric ovens with combination grill, two banks of units incorporating a display station. Integrated fridge freezer, integral dishwasher, composite sink unit with Matt black mixer tap over, open display unit, black matt tall standing radiators, recessed lighting. Continuous LVT flooring, full width bifold doors & glazed roof lantern with LED display trim. Access into utility room.

Utility room 5' 1" x 5' 4" (1.54m x 1.63m)

Having fitted white handleless gloss units with a wood wash effect worksurface over with marble effect tiling. Recessed lighting, continuous LVT flooring.

Ground Floor Cloaks W.C. 4' 11" x 3' 7" (1.50m x 1.10m)

Extractor fan, wash hand basin set vanity storage unit with mixer tap and white countertop low level WC with concealed cistern, oak effect LVT flooring, extractor fan

and LED lighting to ceiling. Chrome heated towel radiator.

First Floor Gallery Landing 15' 5" x 7' 1" (4.70m x 2.15m)

Having a UPVC double glazed window to the front aspect, access to loft space, recess LED lighting to ceiling. Timber & glass staircase with black balustrade and chrome fitments. Fitted smoke alarm.

Family Bathroom 8' 11" x 7' 5" (2.71m x 2.27m)

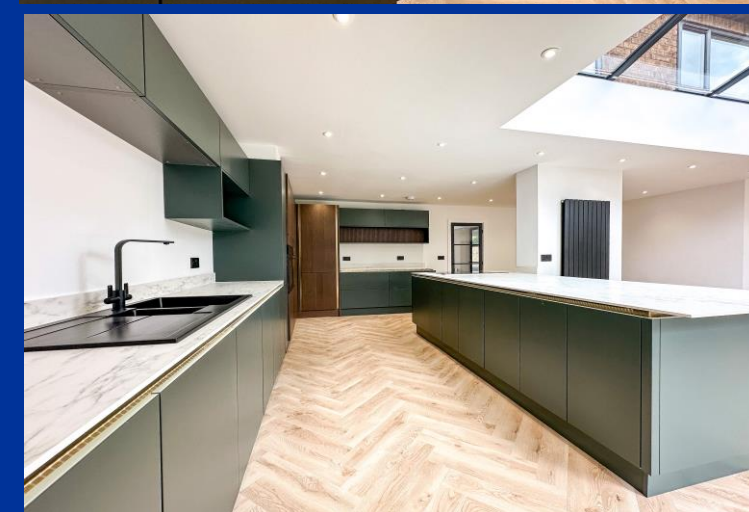
Having a newly installed suite comprising of double ended panelled bath with matte black central deck mounted mixer tap. Wash hand basin set in a vanity storage unit with a black semi gloss finish incorporating a WC with concealed cistern. Fully enclosed shower cubicle having a dual shower with fixed rainfall showerhead and detachable shower head all within a full enclosed area with marble effect tiling, extractor fan & Low profile black slate effect tray. Black matt heated towel radiator, recess lighting to ceiling, UPVC double glazed obscured window to the rear aspect, gloss tiled flooring.

Bedroom One 12' 2" x 8' 8" (3.72m x 2.65m)

Having a UPVC double glazed window to the front aspect, radiator.

En-suite 6' 5" x 4' 9" (1.96m x 1.46m)

Having an enclosed walk-in double width shower cubicle with a multi jet shower, thermostatically controlled with fixed rainfall showerhead and detachable shower in a chrome finish. Fixed glazed shower screen. Contemporary marble effect countertop wash hand basin with wall mounted mixer tap set upon a vanity unit, WC with concealed cistern, LED heated mirror, chrome heated towel radiator, recessed lighting and extractor fan to ceiling. Marble effect floor tiled floor and walls.



Bedroom Two 8' 7" x 11' 11" (2.61m x 3.63m)

Having dual Upvc windows to the front and side aspect, radiator.

Bedroom Three 12' 2" x 10' 8" (3.71m x 3.24m)

Having a UPVC double glazed window to the rear aspect overlooking the gardens with partial views over Trentham Gardens Estate. Radiator.

Bedroom Four 7' 1" x 8' 10" (2.15m x 2.69m)

Having a Upvc double glazed window to the rear aspect having views on the horizon over Trentham Gardens Estate. Radiator.

Garage 16' 1" x 8' 8" (4.9m x 2.64m)

Upvc double glazed window and door to side with obscured glass. Newly installed boiler, electric roller shutter door.

Externally

There is a block paved driveway to the front aspect allowing off road parking for several vehicles with a dwarf wall to the perimeter, gated side access leading to the rear garden. The rear garden is a fantastic size, predominantly laid to lawn with an adjoining porcelain paved patio, which adjoins the rear of the property. The

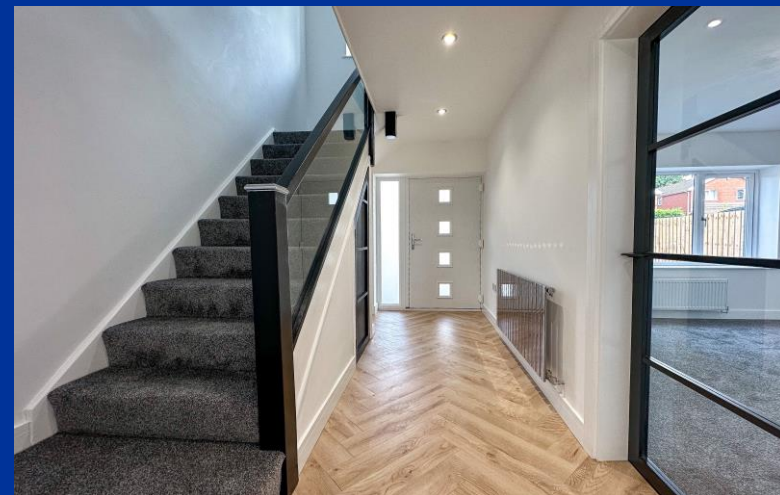
garden is fully enclosed with newly erected timber fencing allowing a good degree of privacy.

Note:

Council Tax Band: Band D

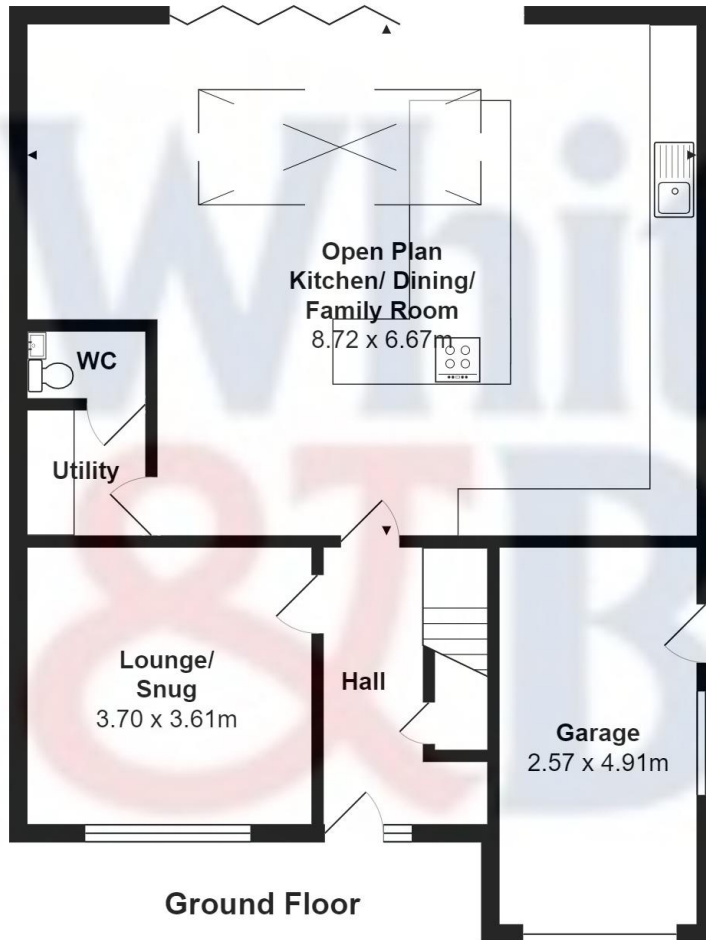
EPC Rating: C

Tenure: believed to be Freehold



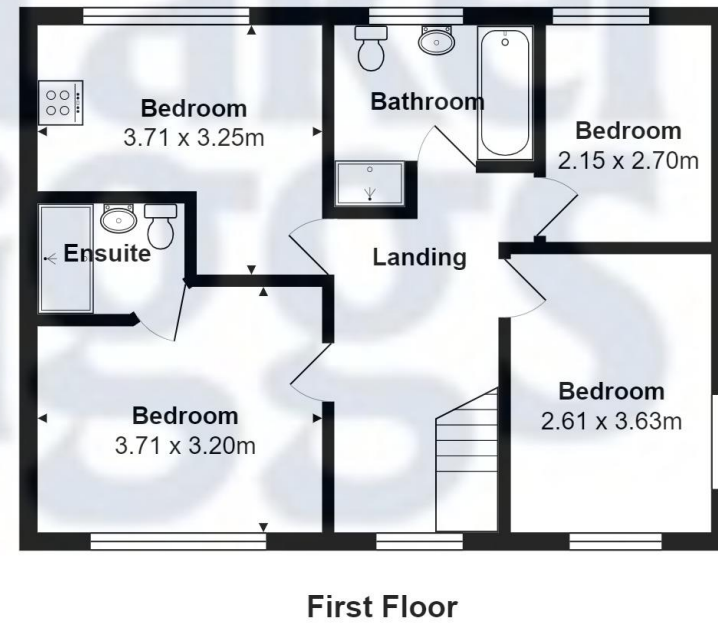






Total Area: 152.4 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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