

£360,000

15 Willowfield Drive, Trentham, ST4 8FR



- BEAUTIFUL DETACHED HOUSE
- POPULAR TRENTHAM LOCATION
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY
- STUNNING KITCHEN-DINER
- MODERNISED THROUGHOUT
- LOVELY PRIVATE GARDENS

BEAUTIFUL DETACHED HOUSE OFFERING FOUR DOUBLE BEDROOMS AND EXTENDED LIVING SPACE. This lovely family home is presented to a very high standard. A quiet Trentham location, yet close to shops, Trentham Gardens, Trentham Golf club & peaceful canal walks. Excellent access to A50, A500 and A34 - Newcastle Under Lyme within 15 minutes' drive time.

Willowfield Drive, Trentham, ST4 8FR

ENTRANCE HALLWAY

2.70m x 2.91m (8'10" x 9'7")

Welcome to Willowfield Drive. The entrance hallway to this beautiful detached property is both spacious and stylish. Wide wood-effect floor tiles in a pale oak tone, with doorways off to the two reception rooms, the kitchen-diner, guest wc and integral store room. Stairs off to the first floor accommodation. We're off to a great start....

LOUNGE

4.10m x 3.52m (13'5" x 11'7")

Very much the formal lounge area, the reception room towards the front of the accommodation has been recently decorated with cream painted walls against a newly fitted silver-grey carpet. The large bay window overlooks the front of the property, which is set within a quiet cul-de-sac off the main Willowfield Drive. A peaceful lounge that is positioned away from the more social areas of the rest of the accommodation.

KITCHEN-DINER

4.99m x 3.60m (16'4" x 11'10")

The heart of the home... this beautiful kitchen-diner has been one of the upgrades that our vendors have completed during their ownership. With pale cream high-gloss units set against aqua blue tiled splashback and natural wooden worktop. The kitchen has an integrated dishwasher and under counter integrated fridge and freezer. Stainless steel sink-and-a-half and drainer. Space for tumble dryer and washing machine, hidden away behind a cupboard-fronted door. The kitchen has a twin cavity electric oven, gas hob with extractor hood above, and generous storage in the range of wall and base units, with stylish under-unit lighting. Rear door leading to the side of the property. Useful under stairs cupboard. UPVC double glazed window overlooking the lovely rear garden.

SECOND RECEPTION ROOM

5.60m x 2.75m (18'4" x 9'0")

This spacious, second reception room has cleverly incorporated part of the original tandem garage, to create a really excellent space for an informal lounge and play room. With real wooden flooring, fresh white painted walls and UPVC French Doors opening out to one of the garden's patio areas, this is a fabulous family space! A second set of French doors open into the large rear conservatory.

CONSERVATORY

3.90m x 3.27m (12'10" x 10'9")

Super-sized space - this conservatory addition offers a variety of possible uses in a family home of this size. Formal dining area, relaxing garden room, games room or even work-from-home space. With tile-effect flooring, UPVC double glazed elevations including French doors opening on to a second patio area of the garden, the conservatory offers a third reception area of space that will no doubt prove invaluable.

CLOAKROOM

1.66m x 0.95m (5'5" x 3'1")

Recently upgraded, the guest wc has a continuation of the lovely wood-effect tile flooring of the entrance hallway, with pale grey tiled splashbacks to the wash hand basin and vanity unit and wc. Wall mounted radiator. UVPC double glazed window.

INTEGRAL STORE ROOM

3.00m x 2.55m (9'10" x 8'4")

This excellent storage area offers great space for the secure storage of bikes, coats, shoes, camping gear, etc! The remaining section of the tandem garage also has an electric car charging point and retains the original up-and-over door for access from the front driveway.

STAIRS & LANDING

4.90m x 1.94m (16'1" x 6'4")

Stairs rise up from the entrance hallway to the first floor landing, with newly fitted pale grey carpet. The landing offers a gallery-style hallway with access to all four bedrooms and the family bathroom. There are also two excellent storage cupboards, one of which houses the recently installed modern hot water cylinder connected to the new gas fired boiler system, complete with current warranty.

BEDROOM ONE

3.67m x 3.50m (12'0" x 11'6")

The master bedroom is beautifully presented, with wood-effect flooring, painted walls - with the exception of a feature wall of wallpaper - and two large double wardrobes providing excellent storage space. Lovely large bay window overlooking the front of the property. Wall mounted radiator. Doorway into the ensuite shower room.

ENSUITE SHOWER ROOM

2.03m x 1.72m (6'8" x 5'8")

A stunning ensuite, recently upgraded with pale grey tiles to the floor and walls. Curved corner-shower cubicle with sliding glass doors, wash-hand basin set within vanity unit and wc. UPVC double glazed window, wall mounted heated towel rail and extractor fan.

SECOND BEDROOM

3.20m x 2.96m (10'6" x 9'9")

A second spacious double bedroom, with lovely pale cream decor against natural tones of the wood-effect flooring. Wall mounted radiator and UPVC double glazed window overlooking the rear garden.

THIRD BEDROOM

3.45m x 2.90m (11'4" x 9'6")

A third double bedroom, with new fitted carpet in pale grey, wall mounted radiator and UPVC double glazed window overlooking the rear garden.

FOURTH BEDROOM

3.76m x 2.84m (12'4" x 9'4")

A fourth excellent double bedroom, also with newly fitted pale grey carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

FAMILY BATHROOM

2.19m x 1.81m (7'2" x 5'11")

Recently installed and beautifully presented. The family bathroom has pale stone-grey tiles to the floor and walls, with bath having rainfall-style shower, wash-hand basin set in vanity unit, and wc. Wall mounted heated towel rail and UPVC double glazed frosted-glass window.

OUTSIDE AREAS

The property has a front driveway adjacent to a landscaped and slate covered garden section - ideal for parking multiple vehicles. There is side access to the rear garden, which has two private patio areas, a nicely proportioned lawn section and useful large garden store. The rear outlook is over trees and private green space. Easy to maintain and an ideal secure space for children to enjoy!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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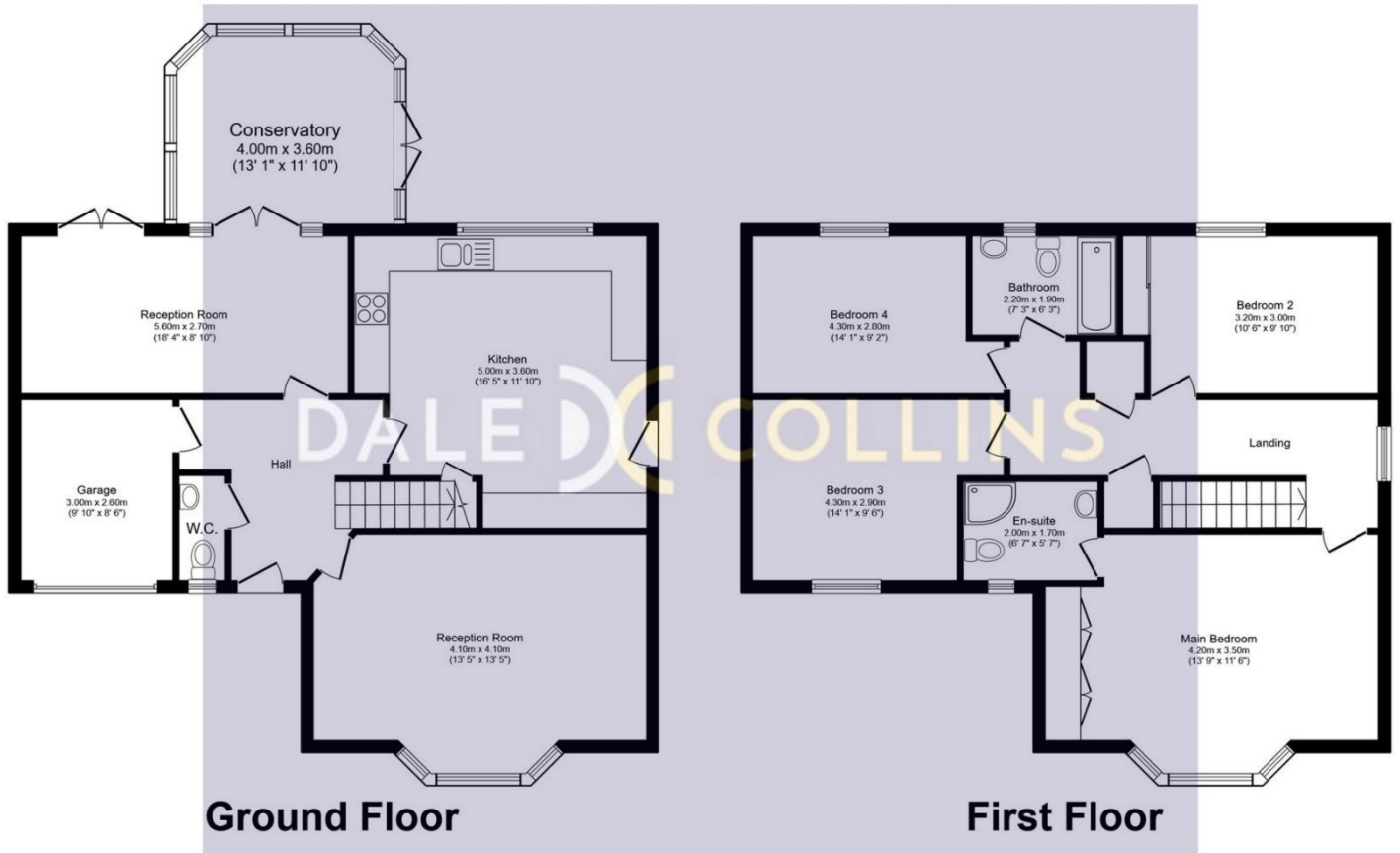
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Total floor area 172.3 sq.m. (1,855 sq.ft.) approx

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

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