



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

**Laxton Grove, Trentham, Stoke-On-Trent, ST4 8LR**

**Offers in excess  
of £365,000**

- \* MODERN FOUR BEDROOM DETACHED HOUSE
- \* SOUGHT AFTER RESIDENTIAL LOCATION
- \* EXCELLENT COMMUTING ROUTES
- \* CLOSE TO TRENTHAM SHOPPING VILLAGE
- \* EXCELLENT FAMILY HOME

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# Laxton Grove, Trentham, Stoke-On-Trent, ST4 8LR

## ACCOMMODATION

### DESCRIPTION

KEYS have for sale this four bedroom Detached House, located in the popular and sought after residential area of Trentham. The property Enjoys an appealing cul-de-sac position with the benefit of being within easy reach of Trentham Gardens, Monkey Forest the A34, A50, A500, M6 and the Trent and Mersey Canal which is within walking distance. The accommodation comprises: Entrance hall, open plan kitchen and dining space, lounge, conservatory, cloaks and to the first floor a Master bedroom with en suite, three further bedrooms and a bathroom, externally there is a driveway, garage and well presented landscaped gardens to the front and rear of the property.

### GROUND FLOOR

#### ENTRANCE HALL

Coving to the ceiling, radiator, ceiling light point, wooden flooring, stairs to first floor, exterior door



#### OPEN PLAN KITCHEN & DINING SPACE 26'2" x 11'5" (8.0m x 3.5m)



#### Kitchen Area

Fitted with a range of wall and base units with co-ordinating worktops, freestanding cooking range, sink and drainer with mixer tap, plumbing for dishwasher and washer machine, spaces for appliances. Ceiling light point, ceramic tiled flooring, part wall tiled, two uPVC double glazed windows, exterior door



#### Dining Area

Log burner, ceiling light point, radiator, wooden flooring, double glazed window



#### LOUNGE 16'4" x 12'1" (5.0m x 3.7m)

Log burner, coving to the ceiling, radiator, ceiling light point, wooden flooring, uPVC double glazed french doors leading into the conservatory





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## CONSERVATORY 11'5" x 9'2" (3.5m x 2.8m)

UPVC double glazed Victorian style conservatory with dwarf wall. Ceiling light with fan, ceramic tiled flooring, power sockets, door to garden area



## CLOAKS

Fitted with a two piece white cloakroom suite comprises wash hand basin set in vanity unit, low level w.c. Ceiling light point, part wall tiled, radiator, uPVC double glazed window



## FIRST FLOOR

### STAIRS & LANDING

Ceiling light point, loft access point

## MASTER BEDROOM 17'0" x 12'5" (5.2m x 3.8m)

Built in wardrobes, ceiling light points, radiator, uPVC double glazed window with front aspect, door to ensuite



## EN SUITE 6'6" x 5'10" (2.0m x 1.8m)

Fitted with a three piece white suite, comprises: Corner bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, laminate flooring, part wall tiled, uPVC double glazed window



## BEDROOM TWO 12'1" x 11'1" (3.7m x 3.4m)

Built in wardrobes, ceiling light point, radiator, uPVC double glazed window with rear aspect





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## **BEDROOM THREE 11'5" x 8'6" (3.5m x 2.6m)**

Ceiling light point, radiator, uPVC double glazed window with front aspect



## **BEDROOM FOUR 11'9" x 11'5" (3.6m x 3.5m)**

Ceiling light point, radiator, uPVC double glazed window with side aspect



## **BATHROOM 6'10" x 4'11" (2.1m x 1.5m)**

Fitted with a three piece shower suite comprises: shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, fully wall tiled, uPVC double glazed window



## **OUTSIDE**

To the front of the property is a lawned garden, garage and drive providing off road parking. To the rear is a patio area, grassed area and mature planting



## **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer

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and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Laxton Grove, Trentham FLOOR PLAN



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