



# ESTATE AGENTS

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Keys Estate Agents

**Leyfield Road, Trentham, Stoke-On-Trent, ST4 8HQ**

**Offers in the  
region of  
£535,000**

\* READY TO MOVE INTO \* EXTENDED DETACHED HOUSE

\* RECEPTION ROOMS \* KITCHEN \* UTILITY AREA

\* FOUR BEDROOMS \* TWO BATHROOMS

\* TWO GARAGES AND A LARGE GARDEN

\* NO CHAIN

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# Leyfield Road, Trentham, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A spacious and well-proportioned four-bedroom detached family home, located in the popular and well-established area of Trentham. The property is ideal for families requiring flexible accommodation, generous living space, and excellent garage/parking facilities.

On the ground floor, the property boasts a large lounge/diner, providing ample space for entertaining and family living. This flows through to a bright sun room, overlooking the rear garden and offering a versatile extra reception space. The breakfast kitchen is complemented by a utility area, giving extra storage and convenience. This beautiful family home has the added benefit of a downstairs shower and utility area.

Upstairs there are four good-sized bedrooms, plus a family bathroom — ideal for a growing family, home working or guest accommodation.

Externally, the house benefits from a private rear garden, perfect for outdoor living, and off-road parking at the front leading to an integral single garage and a large separate double garage — providing secure parking, storage or workshop space.


Situated in a convenient location with access to local shops, reputable schools, transport links and green spaces including Trentham Gardens, this home offers a great balance of space, comfort and practicality. Early viewing is highly recommended to avoid disappointment.



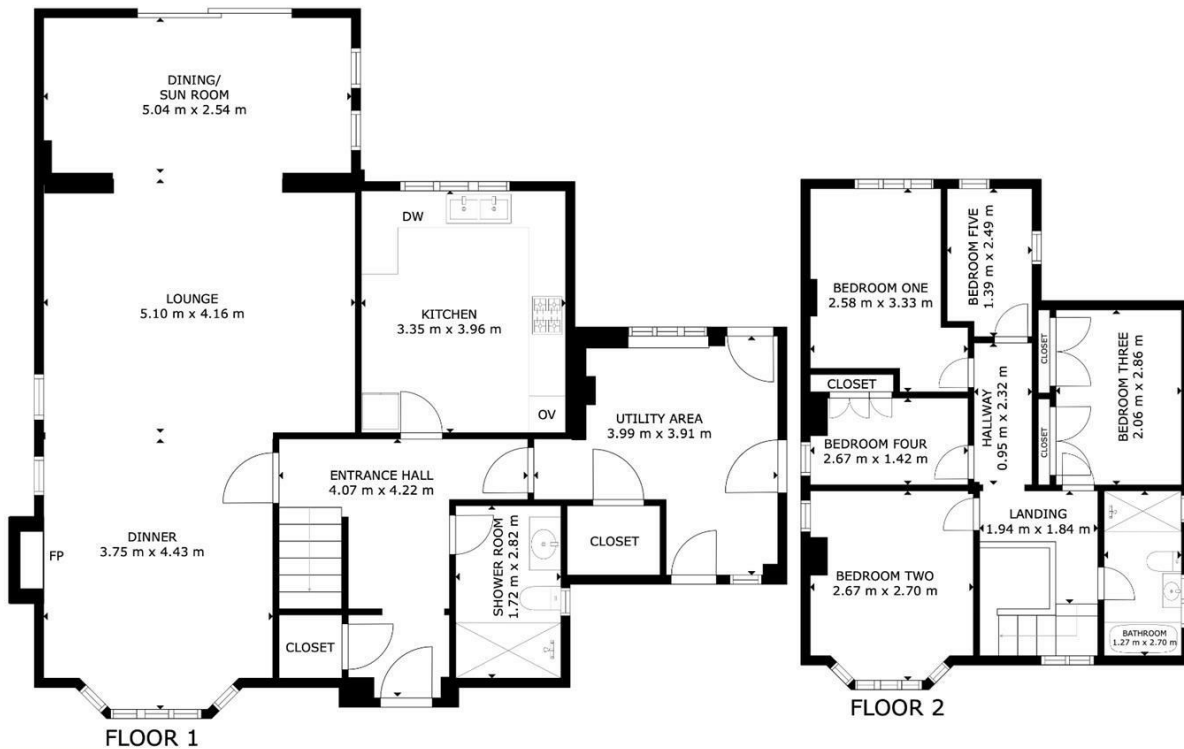


# Leyfield Road, Trentham, Stoke-On-Trent,



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



GROSS INTERNAL AREA  
FLOOR 1: 97 m<sup>2</sup>, FLOOR 2: 42 m<sup>2</sup>  
TOTAL: 139 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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