



Kingside Grove | Trentham | Stoke-on-Trent | ST4 8UU

£415,000

SPACIOUS FOUR BED EXECUTIVE FAMILY HOME, CORNER PLOT, GREAT LOCATION.

This extremely well presented detached family home occupies a generous corner plot within a much sought after residential location. The property offers excellent access to local amenities, schools, commuter/transport networks and Trentham Gardens retail and leisure facilities. The well planned accommodation comprises, entrance hall, cloakroom w/c, lounge, dining room, conservatory, fitted breakfast kitchen, utility room, four good size bedrooms, (master with en-suite) and a family bathroom. Gas central heating, upvc double glazing, boarded loft space, well maintained landscaped gardens, driveway providing ample parking and a double garage. Viewings are strongly recommended to appreciate what this fantastic property has to offer.



Property Description

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The well planned accommodation comprises, entrance hall, cloakroom w/c, lounge, dining room, conservatory, fitted breakfast kitchen, utility room, four good size bedrooms, (master with en-suite) and a family bathroom. Gas central heating, upvc double glazing and boarded loft space.

Externally there are well maintained landscaped gardens, a driveway providing ample parking and a double garage. Viewings are strongly recommended to appreciate what this fantastic property has to offer.

ENTRANCE HALL

Composite entrance door, tiled floor, radiator, staircase leading to the first floor and under stairs storage cupboard.

CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, radiator, Karndean flooring and upvc double glazed window.

LOUNGE

21' 3" x 11' 1" (6.48m x 3.38m) Coal effect gas fire with feature hearth and surround, coving to the ceiling, two radiators, Karndean flooring, television point, upvc double glazed windows.

DINING ROOM

10' 6" x 8' 6" (3.2m x 2.59m) Radiator, Karndean flooring, upvc double glazed window and sliding patio doors leading to the conservatory.

CONSERVATORY

11' 7" x 10' 8" (3.53m x 3.25m) Tiled floor with underfloor heating, insulated roof, television point, upvc double glazed windows and French patio doors leading to the rear garden.

BREAKFAST KITCHEN

10' 11" x 10' 4" (3.33m x 3.15m) Fitted with a range of modern base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in double oven, microwave, induction hob and extractor hood. Integral dishwasher, pantry cupboard, radiator, tiled floor and upvc double glazed window.

UTILITY ROOM

9' 11" x 5' 9" (3.02m x 1.75m) Fitted base and wall units, work surfaces incorporating inset stainless steel sink and single drainer with mixer tap. Plumbing for a washing machine, space for a tumble dryer, radiator, tiled floor, upvc double glazed window and entrance door leading to the rear garden.

FIRST FLOOR LANDING

Airing cupboard, loft access with ladder leading to boarded loft space with lighting.

MASTER BEDROOM

10' 10" x 10' 8" (3.3m x 3.25m) Fitted wardrobes, ceiling fan, radiator and upvc double glazed window.

ENSUITE

Three piece suite comprising shower cubicle, vanity wash hand basin and low level w/c. Heated towel rail, tiled floor, extractor fan and upvc double glazed window.

BEDROOM TWO

11' 5" x 8' 3" (3.48m x 2.51m) Built in storage cupboard, radiator and upvc double glazed window.

BEDROOM THREE

10' 4" x 9' 7" (3.15m x 2.92m) Fitted wardrobes, radiator and upvc double glazed window.

BEDROOM FOUR

9' 7" x 6' 10" (2.92m x 2.08m) Radiator and upvc double glazed windows.

FAMILY BATHROOM

Three piece suite comprising Jacuzzi style bath with mixer shower above, vanity wash hand basin and low level w/c. Heated towel rail, tiled floor, extractor fan and upvc double glazed window.

EXTERIOR

Driveway providing ample parking, double garage and beautiful well maintained landscaped gardens, spacious decked patio and enclosed lawned garden to the rear.

DOUBLE GARAGE

17' 2" x 16' (5.23m x 4.88m) Remote roller door, power, lighting, boarded loft space offering extra storage, upvc double glazed window and pedestrian door to the rear.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

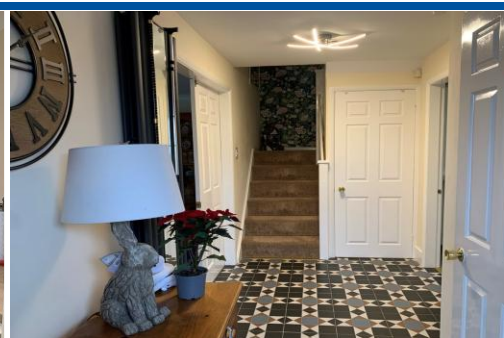
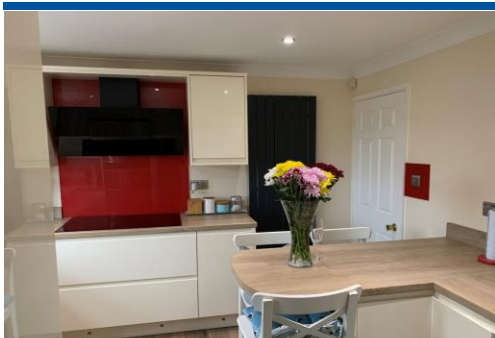
Market Appraisal

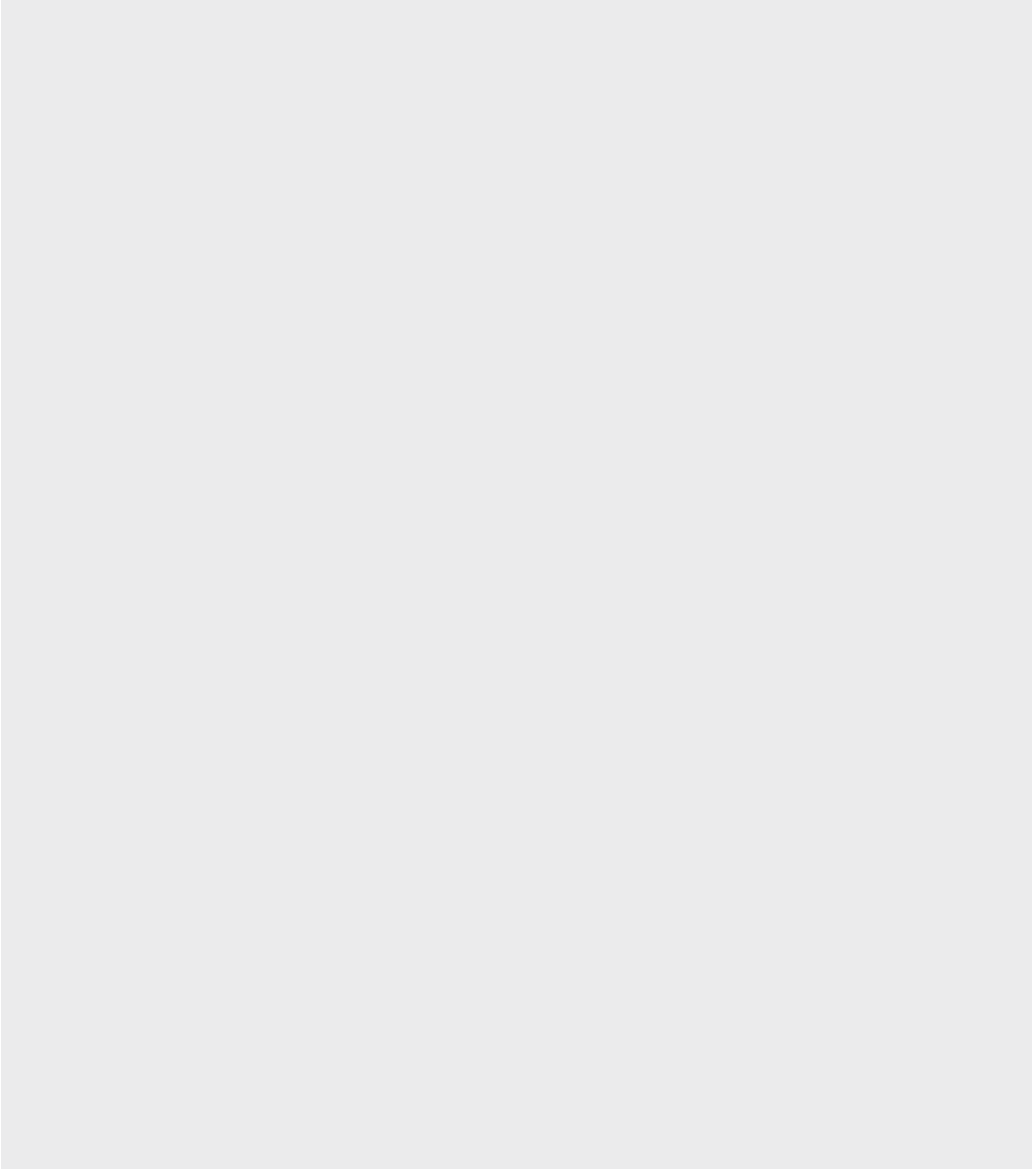
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

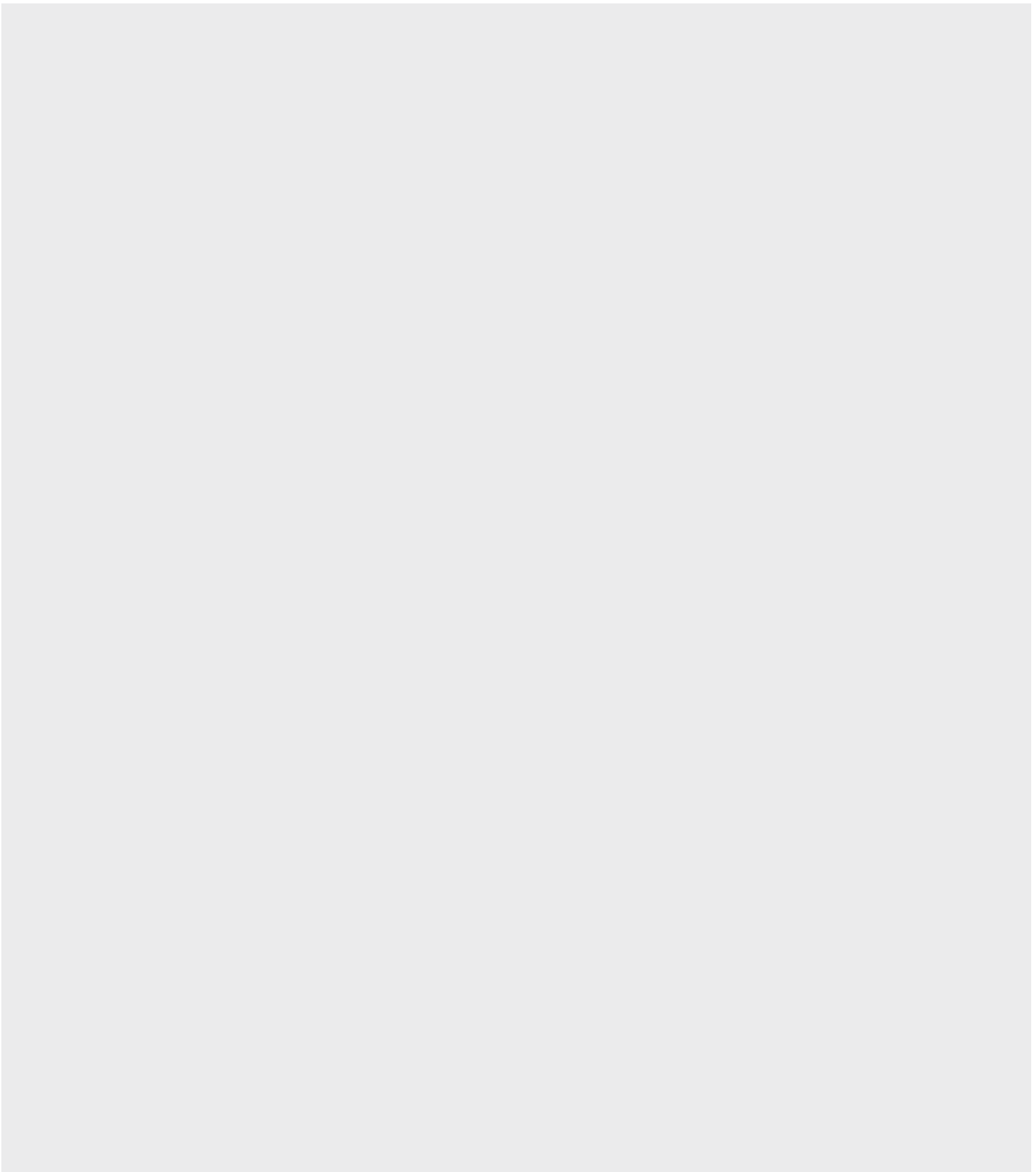
Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31







Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Staffordshire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements